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THE

DOMESDAY OF INCLOSURES

1517–1518

VOL. I.

Royal Historical Society

THE

DOMESDAY OF INCLOSURES

1517–1518

BEING THE EXTANT RETURNS TO CHANCERY FOR BERKS
BUCKS, CHESHIRE, ESSEX, LEICESTERSHIRE, LINCOLNSHIRE
NORTHANTS, OXON, AND WARWICKSHIRE
BY THE COMMISSIONERS OF INCLOSURES IN 1517
AND FOR BEDFORDSHIRE IN 1518

TOGETHER WITH

DUGDALE'S MS. NOTES of the WARWICKSHIRE INQUISITIONS
IN 1517, 1518, *AND* 1549

EDITED FOR THE ROYAL HISTORICAL SOCIETY
WITH NOTES AND TABLES
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IN TWO VOLUMES——VOL. I.

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THE

DOMESDAY OF INCLOSURES, 1517

GENERAL INTRODUCTION

I

THE DISCOVERY OF THE CHANCERY RETURNS AND OF SUBSEQUENT DOCUMENTS

THE Chancery Returns now first published were brought to light in the year 1894 by a series of fortunate accidents. Attention had first been drawn to the Royal Commission into Inclosures issued in 1517 by the Lansdowne MS. I. 153, the existence of which had long been known to scholars. It was published in the 'Transactions of the Royal Historical Society' for 1892, 1893 and 1894 by the editor of these Returns. In the course of his work it had occurred to him that the original presentments should be in the Record Office, in which are preserved the records of the Court of Chancery, since to that Court the commissioners were directed to make their Return. No trace of their existence was to be found among the printed catalogues or indices of that office. After minute inquiry these precious Records were at length, thanks to the sagacious directions of Mr. G. H. Overend, of the Public Record Office, reclaimed from oblivion, and, so far as possible, cleaned and sorted, by the courtesy of Mr. Maxwell Lyte, the Deputy Keeper of the Public Records. They have been transcribed with an admirable accuracy, which the editor has had frequent occasion to test, by Miss M. T. Martin. The task of elucidating their significance and presenting it in an accessible form has occupied the editor much time during the

past two years, the tabulation presenting, as will presently be apparent, an infinite number of difficulties. So arduous was the labour of reducing these Returns to statistical uniformity, with a due regard to the intent of the documents, that one method of tabulation after another was constructed, each in turn to be discarded as defective.

The history of discovery in relation with this subject does not end here. Towards the close of his work the editor, who was contemplating a history of the inclosing movement in connexion with this volume, reflected upon the provisions of the Act of 1488 '4 H. VII. c. 19) 'Agaynst pullyng down of Tounes.' Under that Act, intituled in the Exchequer copy 'For kepyng up of houses for husbandrye,' upon default by the owners of houses let to farm with twenty acres of land in maintaining the houses and buildings thereon necessary for tillage, the king or other lord of the fee became entitled to receive half the profits to his own use until the houses and buildings were sufficiently repaired by the owners.[1] The editor conjectured that if the enforcement of the Act was the first fruit of this commission, the Crown would be forward in showing its respect for the law, and in providing itself with ways and means for assisting Henry's extravagant habits and Wolsey's expensive policy. This led him to search the Rolls of the Court of Exchequer, beginning with the year of the commission. There case after case has been found by him in which the Crown proceeded against its tenants for half profits &c. on default. For the most part the tenants relieved themselves from their obligations by procuring from the Court of Exchequer a writ of supersedeas, redeeming, it may be conjectured, their liability to an annual fine by the payment of a composition in ready money. The

[1] The modern marginal note in the *Statutes of the Realm* gives an entirely erroneous version of the Act in the words 'On their default the King or other Lord of the Fee shall receive half the profits and apply the same in repairing such houses.' Such a provision would obviously have defeated itself, for it would have imposed upon the lords the trouble of executing the Act, not merely with no profit to themselves, but with the presumable consequence of a fall in rents.

Abbot of Croyland's case is printed in this volume[1] as an example of these proceedings, and is of the more interest in that it, like many of these entries, is a case of inclosures originally presented in 1517, but transcribed upon one of the missing membranes of the Inquisition for Northants. Others, like Sir E. Belknap, procured Letters Patent of dispensation.[2] In other cases, as may be seen by the grant to Roger Wigston, the Crown enforced its claims.[3] A perusal of the Exchequer records revealed further facts. The present volume contains a supplementary Inquisition for Bedfordshire in 1518. The original presentments of 1517 for that county have entirely disappeared. Search has been made, but in vain, for Letters Patent appointing commissioners in 1518 for that or for other counties. That the Inquisition for Bedfordshire was not exceptional becomes apparent from the Exchequer proceedings, which disclose the fact that in all the counties comprised in these Returns, as well as in Derbyshire, later commissions of inquiry were active. In 1517 there had also been a commission in Notts and Gloucestershire, of which, so far as the Court of Exchequer was concerned, some three or four proceedings only were the outcome. It is very remarkable that no Exchequer proceedings appear to have been taken with respect to any other counties, although we know from the Lansdowne MS. that these were also visited with inquiry. The inference seems to be that the counties of which the Returns now appear were those in which the inclosing movement was proceeding most rapidly, and in which, therefore, Wolsey desired to oppose the first check. The second revelation of the Exchequer Records was that the mode of procedure was first by a summons to appear in Chancery. The form of a general summons will be found printed on p. 489; but each case was begun with a special summons directed to the individual presented by the commissioners. This sent the editor back to the unsorted Records of the Court of Chancery. Two sacks were discovered, crammed with various documents (as well as with

[1] P. 480. [2] P. 478. [3] P. 490.

other trifles, such as an old boot), which had remained as they were filled prior to removal from the Tower in 1858. Among these were numerous Chancery summonses for inclosures presented in 1517 and 1518, which, though not yet indexed, the editor has been permitted, by the kindness of Mr. Bird of the Record Office, to inspect. They appear also to belong almost exclusively to the counties of Beds, Berks, Bucks, Leicester, Northants, Oxon and Warwick. Under these perplexing circumstances two courses were open. The one was to keep back the publication of the documents now printed, called the Chancery Returns, until the Chancery Summonses, the Exchequer Proceedings, and the Letters Patent had been transcribed, printed, and analysed. The other was to publish the Chancery Returns as Part I., and the proceedings consequent upon them as Part II.[1] These proceedings, as has been said, will help to fill up many of the gaps left by the Chancery Returns. The great inclosures were made for the most part by lords of manors or their lessees, and of the lords not a few were tenants in capite. From the point of view of area, therefore, these proceedings are of greater value than would be apparent from their number. There are approximately 170 acts of inclosure in the counties already enumerated, and about a dozen more in Gloucestershire, Derbyshire, Notts and Wilts, upon which proceedings took place. The number of cases newly discovered among the Chancery Records is at present unknown.

It has been thought best to publish what was already in hand before these recent discoveries were made. But with so much fresh material, it would have been premature to attempt to give a general statistical view of the inclosing movement as it was in the first quarter of the sixteenth century. That task, with maps of the counties illustrating the localities of the inclosures, must be reserved for another volume.[1] With the Chancery Returns, the editor also

[1] The reader is requested to bear in mind throughout this volume that after this part of the text was in the press it was, owing to financial exigencies, found to be impossible for the R. H. S. to print the MSS., as

publishes Dugdale's abridgement of the Returns of 1517 and 1518 for Warwickshire, which he discovered among the Dugdale MSS. in the Bodleian Library, and which he has himself transcribed. Dugdale had in his hands the original certificates from which the Returns, such as we now have them, were compiled, and no other consecutive record of the Inquisition of 1518 survives, save only the fragment of Bedfordshire now printed. To these documents the editor further adds Dugdale's abridgement of the Inquisition into Inclosures of 1549 for Warwickshire, of which no other record is known. Having searched the Rolls of the Exchequer from 1517 to the accession of Elizabeth in 1558, the editor is assured that from that quarter, at any rate, no new matter is to be found other than that described in connexion with Henry VIII.'s Inquisitions into Inclosures, for Somerset's commission proved entirely abortive.

There are good reasons for surmising that the preservation of these Returns may be due to the commissioners for inclosures appointed by the Protector Somerset in 1548. 'For the counties of Oxon, Berks, Warwick, Leicester, Bedford, Bucks and Northants were appointed Sir Francis Russel, Sir Foulk Grevil, knights, John Hales,[1] John Marsh, William Pynnock, Roger Amys.'[2] It must surely be somewhat more than an accumulation of coincidences that these are the counties of which the original Returns of 1517 here published are, at least in part, preserved. Dugdale's abridged transcript

contemplated by the editor, together with the full statistical tables prepared for the press. Only the tables for Berks and Bucks are now published. The introductions and notes, however, so constantly assume the publication of the tables for all the counties that, the type having been set up, the editor has not deemed it expedient to rewrite them throughout.

[1] This John Hales of Coventry has been confounded by Strype and all subsequent writers with another John Hales, Clerk of the Hanaper under Queen Mary. The grounds for distinguishing between the two are, in short, that while the Clerk of the Hanaper was at home enjoying his lucrative office, John Hales of Coventry was a refugee in Germany, his property being confiscated. Moreover, in contemporary documents John Hales of Coventry is never described as Clerk of the Hanaper.

[2] Strype, *Eccl. Mem.* II. ii. 368.

of the Returns of the Commission of 1548–49 for Warwickshire clearly indicates that Somerset's commissioners worked with the Returns of 1517 and 1518 in their hands. They did so because their Instructions expressly ordered them to do so. They were to take with them copies of these very Returns.[1] I have shown elsewhere that the part of the Lansdowne MS. I. 153 which relates to Berkshire, though not exactly a copy, is a digest probably compiled for their use.[2] The original Returns to Chancery included in this volume were perhaps retained by John Hales, the chairman of Somerset's commission, among his papers and seized either upon his flight from England after the fall of the Protector or upon the confiscation of his property in 1557.

II

THE STATUTES AGAINST INGROSSING AND INCLOSURE

It will be at once observed that the particulars contained in these Returns are more numerous than those specifically set forth in the commission, though they may perhaps fall within a generous interpretation of its concluding general words. At any rate, no mention is made of rental values, nor even of tenures, as points for investigation. But it is not to be supposed that the commissioners voluntarily added these laborious inquiries to their task, especially since their character was such as would certainly aggravate the dislike which the landowners must have entertained to the whole investigation. For the ground of the instructions upon which they acted it is necessary to turn to the existing law as affecting inclosures.

In the opening of the year 1489[3] an Act was passed (4 H. VII. c. 19) 'agaynst pullyng doun of Tounes.' By this statute it was provided that owners of houses let to farm with twenty

[1] See p. 90, *infra*. [2] *Ibid.*

[3] It is remarkable that whereas in the *Statutes of the Realm* this Act is entered as of 4 H. VII., *i.e.* between 22 Aug. 1488 and 21 Aug. 1489, in the Rolls of Parliament it is stated to have received the royal assent in the session of Parliament which opened on 13 January 1488 and sat till 27 February 5 H. VII., *i.e.* 1490. *Rot. Parl.* vi. 437, where it is numbered 48. See also *Stats. of the Realm*, ii. 524 *n.*

acres of land or more, within the three years preceding the Act or at any future time, should maintain houses and buildings thereon necessary for tillage. 'And if ony man doo contrarie to the premysses or ony of theym, that thenne it be liefull to the Kyng, if ony suche londes or houses ben holden of hym immediatly, or to the Lordes of the fees, if ony suche londes ben holden of theym immediatly, to resceyve yerely halfe the value of thyssues and profytes of ony suche Londes, wherof the house or houses ben not soo mayntaned and susteyned' &c. The effect of this, it was anticipated, would so reduce the profits of consolidations or conversions to pasture that the movement would receive a check. But the measure proved inoperative.

In 1514 a proclamation against ingrossing farms[1] recited that the prevalent scarcity of grain and victuals was due to the ingrossing of farms and to the conversion of arable to pasture. This statement is founded upon the report of the King's 'justices of the peace and commissioners of every shire within his said realme,' which implies that official inquiries had already been made into the evil complained of. The proclamation ordered that all the King's 'subjectes spiritual and temporall of what estate degre or condicion he or they be which now hath or hereafter shall have any moo fermes or tenementes of husbandry than one and intendith to kepe them in his or their own handes or that any other persone or persones hath to his use that thei and every of them do till or cause to be tillyd by the feste of Sainct Michell tharchaungel next commyng all suche landes lying or appertaynyng to all and every of their saide farmes and tenementes of husbandry as was occupied and usyd yn tillage at any tyme before the first yere of the reigne of the most noble prince of famous memory Kyng Henry the VII. next before the publishing of this proclamation and the landes being tillyd as is before saide contynually to exercise and

[1] MS. R. O., *S. P. Dom.* H. VIII. i. 5727, 2. The 'Act concerning the Isle of Wight,' passed in 1488, was also an Act against consolidation of holdings (4 Hen. VII. c. 16).

use it in tillage accordyngly. Semblably that the said Engrossers immediately do cause all and every of the saide houses of husbandry yet standyng, whereunto the saide landes to be put in tillage as is beforsaide doo appertayne or belonge to be inhabitid and dwelt yn by husbandmen or laborars accordyng as it was before the engrossyng of the said houses.'

It may be taken that this proclamation had no effect; for early in the year 1515 it was followed by an Act 'concernyng the pulling downe of Townes,'[1] made perpetual, in effect, by a similar Act passed during the session of Parliament in November of the same year.[2] By the last statute all 'towns, villages, borowes and hamlettes, tythyng houses and other enhabitations . . . whereof the more part the first day of this present parliament[3] was or were used and occupied to tillage and husbandrye,' were ordered to be rebuilt within one year. In order the more effectively to deal with the cause of the decay of houses, the Act further provided that all lands turned to pasture since the same date (Feb. 5, 1515) should be restored to tillage.

These Acts of 1489 and 1515, when compared one with another, afford the same indications as does the MS. itself of the nature of the agricultural movement. It began with consolidation of holdings, having for object the prosecution of farming on a large scale. It was not till a generation had almost passed away that the subsequent movement of conversion of tillage to pasture was sufficiently extensive to arouse the attention of the legislature.[4]

In either case, then, whether consolidation or conversion were taking place, it was important, if the laws were to be executed, that a precise record should be taken of the tenures upon which the land was held, as well as of the persons immediately responsible for the changes which they were passed to suppress. A glance at the tables of inclosures is sufficient to show the failure of the Acts, such as we know from the records of the Court of Exchequer and the statute of 1536 'con-

[1] 6 Hen. VIII. c. 5.
[2] 7 Hen. VIII. c. 1.
[3] *I.e.* February 5, 1515.
[4] See the tables on pp. 502, 570, *infra*.

cerning decay of Houses and inclosures' (27 H. VIII. c. 22) to have actually taken place. The assumption of the Acts clearly is that these changes were carried through by freeholders and that the superior lords were in nowise interested parties in any resultant profits. But the tables prove that numerous agents were tenants who would have been liable for waste committed without licence, and very frequently the inclosures were the work of the superior lords themselves. It is true that the first or provisional Act of 1515 attempted to provide against an indisposition on the part of these to avail themselves of their statutory rights, by conferring a power in default upon the next lord above—in itself an evidence, fortified by these records, of the failure of the Act of 1489. The clause was re-enacted by the perpetual Act of the same year. But the next superior lord would be almost certainly resident at a distance, and could exercise no control over cultivation. As the inclosing movement, whether for improved arable or pasture farming, increased in extent, he was likely to be himself, in his capacity as residential landowner or as immediate superior lord, implicated in similar offences against the statutory prohibitions. Nor though the Crown might, where it was immediate lord, enforce its own Acts, as we know from the Chancery and Exchequer Records it really did, would it have been consistent with its safety to have put in motion its statutory powers as ultimate lord against the great landowners of the realm.

The Government was fully aware of the failure of the Act of 1489. The second statute of 1515 had not long been enrolled ere Wolsey realised that in the absence of extraordinary measures, its fate would be that of its predecessor. On May 28, 1517, a royal commission was issued to the principal noblemen and gentlemen of the greater number of the counties of England. The commission, which is still preserved in the Record Office,[1] opens with a preamble in the style of the Acts of 1515 and 1489. It describes the evicted inhabitants as 'agricolas et iconimos.' The scope of the commissioners' authority is thus assigned. 'Assignauimus igitur vos & duos

[1] R. O. Pat. 9 Hen. VIII. M. 2, p. 6 d., *S. P. Dom.* H. VIII. ii. 3297.

vestrum ad inquirendum per sacramentum proborum & legalium hominum de comitatu Oxoniensi, Berkensi, Warvicensi, Leycestriensi, Bedfordiensi, Bukinghamiensi, & Northamptoniensi [1] tam infra libertates quam extra ac aliis viis modis & mediis quibus melius sciveritis aut poteritis que & quot ville quot domus & edificia a predicto festo prosternuntur & quot & quante terre que tunc in cultura erant & iam in pasturam conuertuntur necnon quot & quanti parci pro feris nutriendis citra idem festum includuntur et per quos vel per quem vbi quando qualiter & quo modo ac de aliis articulis & circumstanciis premissa qualitercumque concernentibus.'

The feast fixed as the retrospective limit of the inquiry was Michaelmas 1488.[2] Certificated returns of the commissioners' inquiries were to be lodged in Chancery within three weeks after the Michaelmas then next ensuing.

No time was lost by Wolsey in following up the returns of the commission with active measures. In the first place, as we learn alike from these Returns for Beds and from the Exchequer Rolls, fresh commissions were issued for the following year, both with the object of supplying complementary evidence to the presentments of 1517, and to return cases which had escaped their inquiry. Without waiting for these additional reports, such tenants of the Crown as had been presented in the preceding year, were summoned to appear in Chancery in 1518, and a suit was begun against them on the part of the Crown for half profits in accordance with the Act of 1489. These proceedings were frequently stayed upon the defendants entering into recognisances to restore the houses, and reconvert the inclosed pasture to arable within a stipulated time. On July 12, 1518, Wolsey issued a decree in Chancery,[3] that all who had pleaded the King's pardon or submitted to his mercy for inclosures should, within forty

[1] This is the area assigned to one body of commissioners. Similar commissions were issued to the others. See *l.c.*

[2] 'A festo sancti Michaelis archangeli anno regni illustrissimi domini Henrici nuper Regis Anglie septimi patris nostri precarissimi quarto,' *i.e.* 29 September 1488.

[3] Appendix, p. 477, *infra.*

days, pull down and lay abroad all inclosures and ditches made since the 1 H. VII. (1485), a date presumably fixed with reference to the three years retrospective limit mentioned in the Act of 1488. In default, a penalty of 100*l.* was decreed, unless evidence could be brought to prove that such inclosure was more beneficial to the commonwealth than the pulling down thereof; or that it was not against the statutes prohibiting the decay of houses.[1] That such evidence was brought we know from the expostulations of John Spencer of Wormleighton printed below[2] as well as from Dugdale's account of Sir Edward Belknap's inclosures at Darsett and Byrton, Warwickshire.[3] The rolls of the Exchequer show that a large number of proceedings by the Crown took place in 1518 as in the following years.

In July 1526, a proclamation ordered that all inclosers 'of what estate, degree or condition soever they be of [*sic*] And also all the owners of euerie such Townes, villages, hamlettes or other houses of husbandry decayed brought to desolacion and Ruyne as is aforesaid and the groundes and landes lying to them enclosed with hedges dytches pales or other enclosures and unlawfully brought from Tillage into severall pastures' since 1485, 'whereof any Inquisicion or office is found & remayneth of Record that they and every of them before the xv^th^ of Michaelmas next comming take awaye destroy cutt & cast downe the hedges pales and other enclosures thereof and fill the ditches and make the groundes playne as they were before the enclosures thereof . . . except the owners of the same groundes so enclosed iustifie & sufficientlie prove by good true & vnfeigned allegacions & approved reasons to be made' in Chancery . . . 'that the continuance and standing still of their hedges, pales & other enclosures be not preiudiciall hurtfull nor to the annoyance of the kinges subjectes.' Land inclosed and converted to pasture was to be reconverted to tillage by the following

[1] *S. P. Dom.* H. VIII. II. ii. Append. 53.
[2] See John Spencer's letter, Append. pp. 485–87, *infra.*
[3] MSS. Dugd., Bodl. Lib., p. 655, *infra.*

Michaelmas.[1] On November 21 of the same year (1526), proclamation was made in the Court of Chancery commanding all persons summoned by subpœna or by the commissioners for inclosures to appear before the Court on the following Friday.[2] On November 28 a fresh proclamation issued from Chancery[3] ordering persons summoned for inclosures to appear before the commissioners and enter into recognisances for the reformation thereof. The marginal notes on the case of the Abbot of Notley at Asshendon, Bucks,[4] apparently refers to proceedings taken six months later in default. It is to these measures that Lord Darcy's 'protestation articles' against Wolsey, dated July 1, 1529, doubtless relate: 'Item these commissions well largely and straitly to be devised and sent forth into every shire for matters, and then none shall lack that be over marvellous and odible for any good man to hear—yea, and that in great and sundry specialties.'[5] In a similar paper the same grievance is again urged: 'We [the Cardinal] have begun to execute the statute of enclosings.'[6]

If we except the instructions to write to the delinquents, apparently given by the commissioners to the clerks in Chancery, the marginal notes of the returns afford but few indications of subsequent proceedings. A marginal note to the inclosure by John Smyth at Compton, Berks (p. 104), records the fact of his entry into recognisances for the truth of his affidavit that the house which he was presented as having destroyed was rebuilt, and 60 acres which had been converted to pasture restored to arable 'prout patet decreto Regis,' apparently referring to a judgment of the Court of Chancery. The Exchequer Rolls of 1520[7] fix the affidavit of

[1] Proclamations *penes* Soc. Ant. Cf. *S. P. Dom.* H. VIII. IV. 2318, from which it appears that this proclamation was published by the Justices of Assize in the Summer Circuit for Norfolk, Suffolk, Hunts, Beds, Cambs and Bucks.

[2] *S. P. Dom.* H. VIII. IV. ii. 2650. See Appendix VI. p. 489, *infra*.

[3] Appendix VII. p. 490, *infra*. [4] Pp. 159, 160.

[5] *S. P. Dom.* H. VIII. IV. iii. 5749. [6] *Ibid.* 5750.

[7] Exch. Q. R. Mem. Roll 300, T. T. 12 H. VIII. m. 2.

John Bukeregge mentioned in the marginal note to Bastelden, Berks (p. 105), as having been filed in Chancery on October 17, 1519, and the supersedeas which is there stated to have been granted on November 12, 1520. From the same source[1] we find that the illegible reference in the marginal note o the Abbot of Tame's tenant's inclosure at Odyngton, Oxon (p. 361), is to his appearance in Chancery on November 29, 1519, when the abbot entered into recognisances to rebuild the house before the following Easter. This was done, for on January 13, 1522, the recognisances were cancelled.[2] No date can be assigned to a similar affidavit of the rebuilding of the Abbot of Osney's house at Garsyngton, Oxon (p. 356, *infra*). It is noticeable that William Counser, who makes this affidavit, is presented as an inclosing tenant of the Abbot of Osney at Fulwell, Oxon (p. 366, *infra*). A marginal note tells us that on February 7, 1520, the Marquis of Dorset entered an appearance in Chancery for himself, and also for the Abbot of Garradon and the Prior of Wolcroft, whose successor in title he had become, on account of inclosures at Bradgate, Leicestershire (p. 235). But the Exchequer Rolls date his first appearance in Chancery February 6, 1519, and record a supersedeas which he obtained on February 18, 1520.[3] A marginal note (p. 195) records the appearance of Thomas Tirryngham in Chancery also in February 1520, and his filing an affidavit that he had rebuilt one messuage which he was presented as having destroyed, and restored all the land to tillage. The report of this case in the Rolls of the Exchequer is very interesting. Tirryngham demurred to the suit of the Crown for half profits, both on the ground that the valuation of the land was exaggerated, and that the Crown was not superior lord, as presented by the Commission. The case was therefore sent down from the Court of Chancery for trial at the Buckinghamshire assizes, where a verdict was returned for the defendant. The record shows incidentally the rate of

[1] Exch. Q. R. Mem. Roll 299, M. T. 11 H. VIII. m. 23.
[2] *Ibid.* 301, H. T. 13 H. VIII. m. 9 dors.
[3] *Ibid.* 300, E. T. 11 H. VIII. (1520), m. 3.

despatch with which legal proceedings were then conducted. This is the first case entered in the Rolls of the Exchequer after 1517. No action appears to have been taken until the same inclosure had been a second time presented by the commission of 1518. A writ was issued from Chancery in Michaelmas term of that year, and the entire process is enrolled in the Exchequer Roll for Michaelmas term, 1519, (Roll 299, m. 8). A marginal note to Bresenorton, Oxon (p. 365), tells us that on 25 Apr. 12 H. VIII. (1520), Peter Vndesdon, presented as an incloser, appeared in Chancery and traversed the findings of the commission. A marginal note of an undated affidavit of the repair of houses occurs in the case of inclosures &c. at Curbrigge, Oxon (p. 347).

In 1527, as the marginal notes show us, proceedings were being conducted against those responsible for inclosures at Asshendon, Bucks (p. 159), the Abbot of Notley, who had been presented as the incloser, having filed an affidavit traversing the finding of the commission that he was the responsible landlord. That the commissioners themselves initiated and watched the proceedings may be inferred from an undated marginal *stet processus* issued 'per mandatum commissionariorum,' pending a judgment in the Court of Chancery with respect to a messuage presented as decayed at Solyhull, Warwickshire (p. 448).

The above cases, which comprise all of the class with which we are now concerned, must not be taken as indicating those presentments only upon which action was taken. On the contrary, as the Exchequer Rolls show, they form but a fraction of them, and it is not possible at this date to assign a reason why those cases, and those only, should happen to be noted in the margins.

III

THE PRINCIPLES OF TABULATION

The form of the Returns follows the precedent of the Royal Escheators, of which I reproduce one of the transcripts in Dugdale MSS. D. 1, 278, &c.:

'Inquisitio capta apud Collyshull in comitatu Warwicensi xx° die Junii anno regni Regis Henrici 7^mi xvj° [compertum est] quod Johannes Matthew nuper de Coventre skinner fuit seisitus de tribus messuagiis duobus cottagiis clx acris pasture quinque acris prati et vj acris bosci cum pertinentiis in Barkeswell in comitatu predicto et illa tenuit de domino rege in capite per seruicium militare. Et valent per annum vj^li x^s vj^d. Et de vno messuagio xxx acris terre tribus acris prati viij acris bosci cum pertinentiis in Allesley in comitatu predicto et illa tenuit de domino Bergavenny per quod seruicium penitus ig[noratur] et valent per annum iij li. Et de vna groua content[a] [*sic*] per estimationem xx acras bosci cum pertinentiis in Corley in comitatu predicto, et illas tenet de dicto domino Bergavenny. Et valent per annum vj^s viij^d. Et de vno messuagio cum pertinentiis in Fyllungley in comitatu predicto. Et illud tenet de dicto domino per quod seruicium penitus ign[oratur] et valent per annum xvj^s viij^d. Et de iij^bus messuagis lxxx acris pasture x acris prati vj acris bosci cum pertinentiis in Balsall in comitatu predicto et illa tenuit de domino sancti Johannis Jherusalem in Anglia per quod seruicium penitus ig[noratur] et valent per annum c^s. Et quod idem Johannes Mathew obiit xiij° die Decembris anno regni Regis Henrici 7 xiij. Et quod Georgius Mathew est filius et heres eius propinquior et etatis xij annorum. In cuius &c.'

In the Chancery Inclosure Returns it is a common form, in the case of several houses and large areas, to add that each messuage had 20 acres at least attached to it, in order to bring the case within the Act of 1489—*e.g.* at Wuluierston, Bucks (p. 197, *infra*), and elsewhere. The scribe, forgetful of the statutory minimum, sometimes increases the number of acres, as at Stretton super Strete, Warwickshire (p. 431), where it is stated at forty, and Shyttyngton, in the same county, where it is given as twenty-four (p. 395).

Great difficulty has been experienced in arriving at a systematic tabulation owing to the extreme variety of the returns, perhaps more particularly noticeable in Oxfordshire.

This is in itself an evidence of the diligent accuracy with which the Returns were made, and offers a marked contrast to the wholesale and, it is to be suspected, somewhat careless reduction of them under the two headings of inclosure and pasture found in the Lansdowne MS. It must be borne in mind that although these Returns are tabulated under no fewer than twenty-one schedules, there have been constant cases in which the temptation has presented itself to the editor of adding to their number. Such cases will appear in the course of the exposition of the main principles upon which the following tables have been arranged.

The tables range themselves into two great classes, prescribed by the character of the Returns.[1] It was early seen to be inevitable that if any statistical results were to be presented, the numerous deficiencies of information apparent from time to time in specific Returns must be filled up. Nor was this an insuperable difficulty. Amid the great variety of form exhibited by the Returns, there was perhaps none of which it could be said that it was impossible to draw any inference from the known to the unknown. As a foundation for such inferences, the first step was the construction of Tables of Averages, a most laborious task, which has been conscientiously and, I trust, accurately executed for each county. The exclusion of a conjectural character from these tables, which are marked by the higher Roman numerals, has been rigorously maintained. These having been framed, their results have been applied, upon principles described in the notes, to Tables I., which give a statistical view of the Returns, the conjectural character of figures so arrived at being indicated by the square brackets within which they are printed, and to all those tables, being in the case of the five principal counties Tables II.–VI. included, which are analytic of Table I. The titles of the tables indicate, by their mention of the inclusion or omission of inferred figures, whether they belong to this class or that of the Tables of Averages. The publication of the tables containing inferred figures without that of the tables from which the inferred figures were

[1] See p. 4, n. 1.

derived would have deprived the inferences of all value in the eyes of scholars. By the system adopted it is possible to reproduce the contents of the Returns in a form which probably approximates both to the facts and to the meaning which the Returns were intended to convey.

The schedules most difficult to enter up, and which have caused the editor infinite toil and not a few misgivings, are cols. 2, 5, and 6 of Table I., exhibiting the number of farms ingrossed, the areas ingrossed and the areas consolidated with farms respectively.

It is apparent from the Returns that presentments were generally of two kinds. The most numerous class called attention to the number of holdings or to the areas in one hand. The former of these cases was the 'ingrossing' of the statutes; the second may be taken to have been presented as within the same prohibition, the leasing of a manor involving, as we know, a conveyance of the holdings of bondmen on the demesne.[1] The more frequent class of presentments is that of inclosure, whether of arable or accompanied by conversion to pasture, accompanied, as a rule, by the pulling down of a house.

There is, however, a third form of entry which I have ventured to designate as 'areas consolidated with farms.' Of this Dynton, Bucks (p. 191), furnishes a good example. Here a farm tenant holds of R.S. a messuage and 110 acres, and from J. H. a messuage and 30 acres. This is clearly an ingrossing of 140 acres and is so tabulated. He destroys the messuage to which the 30 acres are attached. This presentment forms part of the same entry, and its evident meaning is that he consolidated the 30 acres with the 110 acres. Such a proceeding is also described at Asterley, Oxon (p. 330), where W. S. holds three separate farms with three messuages, and decays two of them, and at Stoke, Oxon (p. 362), where the tenant constructively decays one of two farm houses. Another presentment returns P. T. as tenant of a holding at Lynam and of another at Chirchehill, Oxon (p. 384). He decays the

[1] *Trans. R.H.S.* 1892, p. 198.

messuage at Lynam and converts the land to pasture This I interpret as a consolidation of that holding with the Chirchehill tenancy and tabulate the two areas as ingrossed, but only that attached to the destroyed messuage as consolidated Such are examples of the areas consolidated with farms.

It might be said that a consolidation took place in every instance in which a messuage was destroyed. That is possible ; but the presentments do not call attention to the fact by the recital that the incloser held more tenancies than one. The cases which have caused me most doubt are those of Drayton and Garford, Berks (p. 133). There is a *prima facie* ground for suspicion that these two areas were consolidated with a third, from the messuage of which the whole was worked. But there is no express statement of this. The admission of both these areas into the column of areas consolidated would logically involve the admission of all single inclosed areas where the messuage was destroyed. On the other hand, the admission of one only would be indefensible, since the messuage belonging to each was ruined, so that a capital criterion of consolidation is absent by which to determine which was the tenancy that absorbed the other. Their admission, therefore, would further have involved the admission of all similar cases in which at the same date two inclosures in the same or contiguous places had been made by the same person, but although such may have taken place, attention is not called to it by the Returns. These general principles I have endeavoured to apply to the heterogeneous entries of the MS. The following paragraphs will serve to illustrate the application and the difficulties attendant upon the construction of the other schedules of the tabulation. The order of the subjects dealt with follows that of the columns of the Tables I.

1. Where an inclosure is recorded of a stated area, accompanied by the destruction of a messuage, and the return is made that the inclosure has one or more other holdings (the word 'messuagium,' it must be remembered, being associated with land), the area not being specified, I have entered the given area, whether inclosed as arable or con-

verted to pasture, under the heading 'Areas consolidated with farms,' and that area, plus the average area of one farm (or of two farms where the other holdings are expressed in the plural) held under like conditions in the same county, in the column of 'Areas ingrossed;' *e.g.* at Ascott, Yppysden and Retherfeld Grey, Oxon, using square brackets to indicate the conjectural character of the entry. In this class is included Adderbury, Oxon, where the phrase shows that the incloser was farming elsewhere. I have applied this principle to cases in which an incloser is returned as having inclosed two areas at the same time and place but only destroyed one of two messuages, as at Stoke, Oxon, Overwynchendon, Bucks (cp. Burnham and Dynton, Bucks). But where, as at Grove, Stokkyng Churche, and Bresenorton, Oxon, and Ray, Berks, the return simply states that the incloser lives elsewhere ('et manet alibi'), or, as at Addersbery, Oxon, 'non habet aliquem manentem in mesuagio illo,' I have entered nothing either in the column of areas ingrossed or in that of areas consolidated, for *non constat* that the incloser was an ingrosser which *ex vi termini* the consolidator must have been, though not returned as such. Where, on the other hand, an incloser destroyed or decayed a messuage and the return is made 'terras illas in manibus suis tenet,' the area is entered under 'Areas consolidated,' it being apparent from 'tenet' that the incloser farmed it with some other holding, though there is no return indicating the area of the ingrossed holdings; cp. Stoke (40 acres), Oxon. So where an incloser is expressly stated to have been an ingrosser at the same time, as at Bysshopshamton, Warwickshire, all the messuages there destroyed and their areas inclosed to arable are entered as consolidated.

Where, as at [Yatyndon], Berks, the return simply states that the person presented 'tenet ad firmam duo mesuagia,' but lives in only one of them, implying a legal decay of the other, I have in accordance with the principle applied in the case of Ascott, Yppysden, &c., mentioned above, entered the estimated area of the holding of which the messuage was decayed in the column for 'Areas consolidated with farms'

and the areas of the two under 'Areas ingrossed' (cp. Beynton and Stretton Awdeley, and Perton, Oxon). But where the areas are given in the usual form returning an inclosure, as at Denton, Oxon, I have inferred that they are also presented as inclosures, whether of arable or to pasture, and have entered them in those columns (cp. Ascott, Yppysden and Retherfeld Grey, Oxon). At Stoke, Oxon, the return is in another form, indicating a presentment for consolidation and ingrossing only. It will be noticed that as a rule the Returns do not state the precise area of land ingrossed. Where two separate inclosures are returned as having been made by the same person at the same place though at different times, one inclosure involving the destruction of a messuage, the other not, I have treated the two presentments as intending the ingrossing or holding in one hand of two holdings, as at Woburne, Bucks, Walton, Northants, but I have not introduced the idea of consolidation, of which there is no indication in the language of the Return, by entering the areas also under that head. The same principle has been followed where an incloser destroyed two messuages and inclosed three areas, all at different dates, the last of them without any messuage attached. These three areas are entered as an ingrossing, not as a consolidation, as at Chadlyngworth, Berks.

2. The above, with the exception of the last, are cases, it will have been seen, of two or more areas held and all but one messuage decayed. But there are numerous examples of the inclosure by one person of two or more areas accompanied by the destruction of all the messuages. The areas are then entered under the heading 'Areas ingrossed,' but not under that of 'Areas consolidated with farms,' there being no indication of yet another holding with which they might have been consolidated. The alternative method would, as has already been remarked, necessarily be applied to single areas where the messuage was destroyed. They are also entered, since definite areas are presented, as inclosures, whether of arable or to pasture, as the case may be. Such are Garsyngton, Oxon; Whitwode, Cranwell and Bechampton, Bucks; Wollescote and Grenborugh, Warwickshire; Sturton,

Lincolnshire, and the numerous cases in which a number of messuages and inclosures are grouped in one presentment as having been dealt with at the same time and in the same place. As before, the principle has been applied to cases in which, as at Fulscot, Berks, all three messuages were decayed at different dates; cp. Lyscombeholynden and Brakynham and Chalfount St. Peter, Bucks. The areas have, of course, also been entered as inclosures, as which they were presented. Similarly, where, as in the case of Briscott and Navysby, Leicestershire, it is stated that the arable land belonging to eight messuages was converted to pasture at one time by the same inclosure, though no mention is made of any decay of the messuages, I have interpreted the return as implying an ingrossing of the holdings. There are, however, a very few cases in which several small inclosures are returned in the same entry as having been made by the same incloser at the same time and in the same place, while no messuage is mentioned. Such cases, as Takla, Oxon, and Southorp, Northants, I have grouped in the tabulation as inclosures simply, and not regarded as an ingrossing of holdings, the minor areas being of insignificant extent.

3. There is a class of cases in which an entire area is returned, or some indication of its extent given, but only a specified portion of it definitely mentioned as having been inclosed. To take, in the first place, normal holdings. At Polbroke, Northants, the inclosing Abbot of Peterborough held as lord of the manor 26 acres of arable land. In 1490 he converted 8 acres of this area to pasture. In 1505 he pulled down the messuage. Nothing is said as to the remaining 18 acres, but as 26 acres are specified it seems to be falsifying the document if the 18 are omitted from the tabulation. I have therefore entered them as inclosed, presuming that to be the justification of their return as included in the total area. But as no hint is given that they were converted to pasture, and in conformity with the maxim that 'expressio unius est exclusio alterius,' I have entered them as inclosed arable. Similar examples occur, though without the

complication of an intervening lapse of time, at Shalyngford and Huddon, Berks, at Waddesdon and Wuluerton, Bucks, and at Moche Wygborow, Essex, in which last case no mention is made of a house. Horizontal brackets link the component parts, in order to indicate that they form a total area.

In this connexion I have again applied the principle already mentioned of distinguishing between the return of definite areas, and the return of data from which definite areas may be approximately estimated. The offence of ingrossing was not so much the offence of holding a large area in one hand as that of absorbing a number of holdings. The commissioners have therefore not infrequently contented themselves with simply stating, as at Pyllysate, Northants, Milton, Garford and Drayton, Berks, that the person presented holds the manor at a stated rent (cp. Denham, Bucks). They have at the same time taken care to specify the area which he has inclosed. To enter the estimated area or the residue of it, as to which no information has been vouchsafed, as inclosed arable would probably be to misread the facts and undoubtedly the intention with which that area was indicated. While entering the inclosed area specifically returned, therefore, in its appropriate place, I have tabulated the estimated total under the heading of 'Areas ingrossed.'

In connexion with this branch of tabulation, the mention or indication of a larger area and the presentment of the inclosure of a specified portion of it, there is another class of instances to which the foregoing methods are inapplicable. Where a large area is presented as inclosed, as at Glendon, Northants, and Barcheston, Warwickshire, and that area accounted for in part only by the particulars given, I have treated the residue making up the total area as an inclosure, whether of arable or to pasture according to the recital, and have calculated it in the column of 'Number of farms ingrossed.'

4. Where inclosures were made for a park, no messuages being mentioned, as at Parua Bromyche, Poley and Castell Bromyche, Warwickshire, I have not reckoned them as hold-

ings ingrossed, they being probably intakes from the waste of the manor. But where messuages with areas attached to them were destroyed or decayed for this purpose, as at Flechamsted (Stonley), Warwickshire, Wrotynton and Staunton, Leicestershire, and Rethefeld Pypard, Oxon, I have entered the areas as ingrossed, but not as consolidated areas.

5. The difficulty sometimes makes itself felt of the criterion by which to reckon cases of ingrossing. For instance, at Dodershill, Bucks, 24 messuages were destroyed and 16 ploughs put down. The ploughs clearly do not represent each a holding. I have assumed in such cases that each messuage implies a holding, messuagia being *ex vi termini* associated with land, and have tabulated 24 holdings ingrossed.

An ingrosser, it has been observed, is not necessarily a consolidator. Two holdings returned successively as inclosed by the same person are ingrossed, notwithstanding the fact that they may not be in the same place nor topographically contiguous. In another part of the Returns it may be found that the same person has inclosed other holdings elsewhere. It has been judged best, therefore, to head the column 'Number of cases of ingrossing'—*i.e.* the number of cases apparently presented as such—rather than 'Number of ingrossers,' in which the same person would be multiplied. Ingrossers on a large scale are scheduled separately. Where a landlord owns several holdings and a tenant ingrosses some of them, the ingrosser is the person designated as such in the Returns, viz. the tenant, as the brackets show.

Where inclosures are effected by joint legal owners, in all probability feoffees to uses, as the MS. returns them *nominatim* it has been thought better to tabulate their number accordingly, and not to treat them as a single legal *persona*. Each individual was, in fact, liable to proceedings, while there is no certainty that they represented a single beneficiary, and they might have been simply joint tenants or tenants in common. But in the column 'Cases of ingrossing' their joint action has been entered as a single case when the operations were synchronously executed, the number of farms

ingrossed giving, with the areas and number of inclosers, all other needful particulars. The instance of Purston, Northants, may be cited, to tabulate which as three cases of ingrossing would be to misrepresent the Returns. At Flete Merston, Bucks, three owners, the lord of the manor and two lay freeholders, together inclose 140 acres in 1511, and the lord of the manor [184] acres in (1507). I have reckoned these as two cases of ingrossing, the first operation involving the destruction of four messuages.

6. Where an area is returned, part of which is already pasture or meadow and part arable, and the whole is inclosed as pasture, it is so entered, as at Chilworth and Combe, Oxon, Assheby and Blakerby, Leicestershire. In the first case, Sir Thomas Danvers has 100 acres arable and 240 acres of pasture. He converts the 100 acres to pasture. All this is tabulated as inclosed to pasture, it being presumably as an inclosure that the 240 acres are returned. So at Wylleston (Myxbery), Dene, Oxon, and elsewhere. The only alternative would be to increase the number of schedules. And the course adopted is the more necessary because in some cases, as Eston and Hulcot, Northants, no indication is afforded as to the quantity of pasture included in the total area. By the method adopted the areas inclosed to pasture are together, while areas where no conversion was involved are scheduled in the column for inclosure of arable.

7. The heading 'Other ecclesiastics' chiefly consists of ecclesiastical freeholders, and is therefore in the main correlative to the column 'Lay freeholders.' But it also comprises a few rare cases of farming ecclesiastical tenants, who held neither the position of lords of manors nor that of freeholders. Had these not been included in the column 'Other ecclesiastics,' it would have been necessary to provide another column specially for them. In the last column attention has been called to their status, and in the tables indicating ownerships and tenancies these exceptional cases fall into their place as tenants. The entry of them in the same column as ecclesiastical freeholders assists, at any rate, in

determining the part played by ecclesiastics in the inclosing movement.

8. A limited number of cases occurs in which ploughs are put down but no mention is made of persons displaced from labour nor of houses destroyed. These cases are Ruyton, Warwickshire, 5 ploughs; Hampton Poyley, Oxon, 2 ploughs; Crokam, Berks, Myntyng and Mynyngesby, Lincolnshire, Longthorpe and Glapthorn, Northants, and Leyard-marney, Essex, each 1 plough. It appears to me that the putting down of a plough involved a displacement of labour, as much as the destruction of a house involved an eviction, and I have accordingly apportioned, in brackets, the average number of displacements associated with the putting down of a plough on land of the appropriate class in each county respectively, except in Essex and Lincolnshire, where only a general average based on the other returns is possible.

9. There are fourteen examples of the converse case, in which persons are returned as either having departed from a place or been deprived of employment by the conversion of land to pasture without a definite statement either that a plough had been put down or a house destroyed. Where either of these last two events had happened, a shifting of occupation, if not an emigration directly or indirectly compulsory, must have been the consequence. It does not, however, follow with equal necessity that displacements or emigrations involved the putting down of a plough or the destruction of a dwelling, though the *a priori* probability is great. On examining these anomalous cases the difficulty of assigning the cause, at least with the approximate certainty demanded by tabulation, becomes at once apparent. The cases are as follows: Berks, Erley, 40 acres converted to pasture, 8 persons displaced from employment; Wilde, 50 acres inclosed as park, 4 persons displaced: Bucks, Dytton, 70 acres arable inclosed to pasture and 30 acres of pasture inclosed; Dytton again, 30 acres inclosed to pasture, 3 emigrants; Northants, Aydon, 20 acres inclosed to pasture 4 persons displaced; Okle Magna, 26 acres inclosed to pasture,

5 emigrants; Harreudon Magna, 16 acres inclosed to pasture, 2 emigrants: Oxon, Takla, 46 acres inclosed to pasture, 3 persons displaced: Clayour, 15 acres arable inclosed, and 15 acres inclosed to pasture, 2 persons displaced; Baldons, 16 acres inclosed to pasture, 4 persons displaced. Warwickshire, 42 acres, 30 acres, and 10 acres, at Shittyngton, all inclosed to pasture: from the first two areas 2 and 6 emigrants respectively, on the last 12 persons displaced; at Payleton 20 acres inclosed to pasture and 3 persons displaced. The question at once confronts us: What is to be done in such extreme cases as Dytton, where 70 acres are converted from arable to pasture and another 30 acres of pasture inclosed involving the emigration of two persons, and Shittyngton, where 12 displacements from labour are assigned to a single inclosure of 10 acres? In the last case, if we apply the average number of persons to an aratrum on the estates of ecclesiastical lords of manors in Warwickshire, viz. 8, we have $1\frac{1}{2}$ aratra put down; on the other hand, if we apply the average number of acres to an aratrum on such estates, viz. 150 acres, we have $\frac{10}{15}$ or $\frac{2}{3}$ of an aratrum put down. Similarly at Dytton, Bucks, the conversion of 70 acres arable by a leaseholder of the Crown upon the basis of the ascertained average on such holdings of 54·2 acres to an aratrum involves the putting down of rather more than one plough; but then the number of consequent emigrants would be a proportionate excess of 5, whereas it is actually 2, a number that would only account for less than $\frac{1}{2}$ a plough at 5 persons to the plough. It will be seen that the instances are but few, too few to affect the general issues and I have therefore contented myself with simply tabulating the return without attempting to elucidate it by a conjectural accompaniment of ploughs put down or houses destroyed.

10. Where evictions are returned from a house still occupied, or where a shepherd, &c. is stated to have been substituted for the inhabitants, there is a constructive decay of the house within the proclamation of 1514. See the concluding declarations of the juries. Remarkable instances are at

Pyllysate, Northants, where while five persons were evicted, five were left in the house, together with a shepherd, and at Garford, Berks. Where, however, there is no mention of a house, although some such phrase is used as at Manceter, Warwickshire, 'vnum aratrum deponitur et tres persone minuuntur et ociosi existunt' (cp. Southorp and Eston and Hulcot, Northants, Spersholt, Berks) no house is tabulated, since the house may have been elsewhere, or the word 'minuuntur' may simply have been intended to indicate withdrawal from tillage, as is expressed more fully in the instance of Apethorpe, Northants, 'recesserunt victum et laborem querendum' &c. (cp. Harreudon Magna, *ibid.*). In any case the commissioners plainly did not return these last examples as infractions of the law with regard to the maintenance of houses of husbandry.

11. The 'cotagia' have added to the difficulties of the schedule with puzzles of their own. At Rethefeld Pypard, Oxon, where an incloser imparks land before attached to messuages, it is said, 'per quod mesuagia predicta sine terris cum eis locatis aut traditis tanquam cotagia remanent'; and in Leicestershire it is clear that no land was assigned them in two cases out of three. No 'cotagium' is mentioned in Berks and these two facts indicate that the commissioners for Berks primarily concerned themselves with dwellings which represented agricultural holdings. In Bucks a number of 'cotagia' occur with areas generally assigned to them. Similarly in Northants. From these cases it may perhaps be inferred that where no area is specifically assigned to a cotagium it must be taken to be practically a dwelling without land, which is its legal *differentia* from a 'messuagium.' There is, however, a class of entries, frequent in Warwickshire, as to which it is difficult to determine whether there is or is not an intention to assign land to the cotagia mentioned. These instances recite the ownership of a large area and then employ the formula that each messuage has attached to it so many (a varying number) acres at least. The object of this, as has been said, is to bring them within the Act of 1489, providing that owners of houses let to farm and with twenty

acres of land or more should maintain houses and buildings thereon necessary for tillage (4 H. VII. c. 19). For example, at Stretton super Strete the incloser is recited to have been seized as of fee of 12 messuages, 4 cottages, and 640 acres of arable land. The recital proceeds to state that each messuage had 40 acres assigned to it, omitting, it must be observed, the customary 'ad minus' qualification. But this only accounts for 480 acres, and, if pressed, leaves 160 acres among the four cottages, or 40 acres to a cottage, which would make the cottages indistinguishable from the messuages and the area attached to them greater than that assigned to many messuages elsewhere. This conclusion is not the same in the cases of Shyttyngton, where there are six messuages, two cottages and 180 acres of arable land, of which each messuage absorbs 24 acres 'ad minus,' in all 144 acres, leaving 18 acres for each cottage; nor in that of Weston juxta Cheryton, which works out at the same area for the cottage and so strengthens the former case. In the absence, therefore, of specific information I have treated the four cotagia at Stretton super Strete as cottages without land, like those at Chelmyscote and Walton Devyll, at which last place the area of 24 acres assigned to each of the seven messuages actually exceeds the total area of 160 acres presented as inclosed.

In Northants, as has been said, cotagia frequently occur with areas specifically assigned to each. This justifies the inference, where no specific statement is made, that in other cases no land belonged to them. At Thorpe, Norton, the prior of Dantre owned 400 acres, 14 messuages and 4 cottages. The recital runs, clearly shewing its reference, that with each messuage were cultivated 20 acres of arable 'ad minus.' Obviously it is not intended that to each cotagium belonged 30 acres. I therefore infer that the whole area was attached to the messuagia, the 'cotagia' being mentioned as contributory to the number of persons evicted. Similarly in the case of Newbotill and Catesby. In Oxon the 'cotagia' are given separately, with appropriate areas of land always

attached. In Bucks there are cases, as at Lyllyngton Darell, of cottages distinctly mentioned as being without land.

12. Reasons are always assigned in the notes for the inferred areas, which are also always bracketed. The tabular view of the Returns (Table I.) includes the inferred areas. So with the view of the yearly progress of inclosures, and with the view of the relative distribution of tenures and tenancies. Where, however, the object of the Table is to obtain an average as a basis for inferences to be inserted where details are omitted, inferred areas and all doubtful figures &c. are necessarily excluded.

13. Some doubt has presented itself as to the best method of showing actual evictions and displacements from labour. On the whole it has been thought advisable that these should be exhibited in two Tables. One of these gives the landlords responsible for inclosure, whether lay or ecclesiastical, the other actual inclosers, distributed among their tenures and tenancies. The reason is that some Returns, such as those for Oxfordshire, do not mention copyholds, but presumably include them under leaseholds. Were the evictions for the several counties to be only grouped together under the heading Tenures and Tenancies, the part played by copyholders, which the Berkshire Returns show to have been considerable, would be altogether misrepresented.

The third Table, showing evictions and displacements from labour, area of evicted lands and status of landlords responsible (inferred and doubtful figures excluded), gives, for the purpose of obtaining averages: (1) the extent of the clearances, and the evictions actually returned as involved by them; (2) in the case of lords of manors, especially the degree to which they inclosed cultivated land as distinguished from 'wastes,' all areas unassociated with a displacement of population being excluded from this Table.

In the case of the Table showing the status of actual inclosers &c., these last areas are included, so that an appreciation can be formed of the hardships involved to the evicted population by the operations of the different classes of incloser

whether lay or ecclesiastical. It must always be remembered, however, that inclosing tenants would necessarily obtain their landlords' permission, as the Returns *ex majori cautela* occasionally state them to have done.[1]

14. The brackets in Table I. and elsewhere immediately to left of the place-name indicate identity of ownership, whether manorial or freehold, as the case may be. The brackets open to the left, placed on the right of the figures in the columns, showing the condition of the incloser, indicate that the inclosures within the bracket are by the same incloser, who may or may not be the owner: *e.g.* at Wrestlyngworth, Beds, p. 464, *infra*, the owner of two holdings inclosed was the Crown; the incloser of both was the same leaseholder. Both brackets therefore appear, as also at Stretley and Sharpenho in the same county, where the freeholder was the incloser of two holdings. In the case of Yatyndon and Hampstede Norreys, Berks, pp. 109, 110, *infra*, five holdings consecutively are bracketed as belonging to the same manorial lord, while three of them only are inclosed by him. On the other hand, at Walton, Bucks, p. 206, *infra*, the same tenant ingrosses [98] acres, and incloses [16] acres at Walton, apparently the property of different owners. Only one bracket—that of inclosers—therefore appears. The other brackets, where they relate totals to items or where the rental values of or evictions from several holdings are grouped together, speak for themselves. Horizontal brackets, as between arable and pasture, indicate that both belong to one total; such brackets connecting inclosers indicate joint operations of inclosers of a different legal status, and where accompanied by vertical brackets also, the same incloser in more than one status.

Of the smaller brackets, two kinds are employed. They serve to express differing degrees of probability attaching to the figures inclosed by them. The square brackets indicate that the figures are calculated from the Tables of Averages, whether upon the data of rental values or of the number of messuages decayed or of persons evicted &c., as the case

[1] See *Trans. R.H.S.* 1893, p. 128 &c.

may be. A justification of all such figures will be found in the notes. When inclosing place-names they indicate a somewhat uncertain inference. The round brackets, on the other hand, where they inclose place-names, are a sign that, though the place is not actually mentioned, there are evident reasons for inferring its identity. Where they inclose a place-name following another, as Grove (Wantage), they simply set out a fact mentioned in the MS., as that Grove is in the parish of Wantage. Where they inclose figures, they indicate that those figures are implicitly involved in the MS., as at Byrdyston, Bucks, where the MS. states the whole area as 400 acres comprising seven holdings, and gives the areas of four of these, leaving the rest to be calculated, as is there done. They are used in the same way where a total number of evictions is apportioned among the several holdings with respect to which they are recorded.

15. A main difficulty of tabulation has arisen in respect to entries in which a messuage is stated to have been destroyed, without any definite averment of inclosure to pasture, but with the addition of phrases of great variety and doubtful significance in which the word 'iconomia' almost invariably appears. Iconomia, a misspelling of Economia, the mediæval equivalent of Œconomia, is, under the last form, stated by Du Cange to mean 'Prædium, villa rustica, ubi pecudes nutriuntur.' Whatever meanings it may have elsewhere, in these Returns, at any rate, it has not this. It is susceptible of two main interpretations, as will be seen from the following illustrative extracts.

In the first examples it evidently means arable farming, and they may be fitly preceded by an apt parallel in which, though the word is 'agriculture' and not 'iconomie,' it can scarcely be doubted that a conversion to pasture is intended to be understood as implied in its disuse. At Trapeston in Northamptonshire (p. 276, *infra*), was a property of 40 acres and 5 cottages 'que ad sustentacionem agriculture a tempore quo non extat memoria manutenebantur.' These were destroyed on May 1, 1491. In 1517 the rental, which had

been 15*s*., had risen to 20*s*., clearly the effect, not of destruction, but of conversion to pasture. 'Agricultura,' then, was arable husbandry.

To revert to the more frequent cases in which the word 'iconomia' occurs. At Magna Rolryght, Oxon, 40 acres are let with a messuage to a farming tenant. He allows the house to fall into decay, 'quod domus & edificia inde non sufficiunt ad iconomiam de & in terris predictis faciendam.' Clearly arable husbandry is here intended by 'iconomia,' and a conversion to pasture implied. 'Iconomia' appears to be used in the same sense at Hartley, Berks (p. 149), 'domus & edificia non manutenentur nec sustentantur ad iconomiam,' where 'manutenentur' seems to stand for the maintenance of a household. So at Lyscome Holynden and Brakynham, Bucks, a messuage is destroyed 'ita quod iconomia per edificia inde superstancia de terris illis eveniens [MS. evenenienc̄] manutenere [*sic*] non potest' (cp. Asshendon, Bucks, p. 159). Still clearer is the sense in Walton, Bucks (p. 180), 'Ita quod iconomia que ibidem cum de et in terris predictis fieri deberet impeditur.' The use of the word 'impeditur' seems to involve to 'iconomia' the connotation of arable husbandry. At Wulverton and Bradwell, Bucks (p. 182), 'mesuagium predictum ita devastari permisit et sic devastatum permittit quod non sufficit ad manutenenciam iconomie,' where the phrase 'non sufficit' scarcely allows the interpretation of 'iconomie' as householding. Cp. Weston Turfild, Bucks (p. 188). It must here also have the meaning of arable husbandry. This interpretation is strengthened by a similar return from Bobenhull, Warwickshire (p. 438): 'Mesuagia illa ab vsu et sustentacione iconomie in cotagiis convertit sic quod ad sustentacionem iconomie non manutenentur.' Here 'ab vsu convertit' also implies conversion to pasture. Similarly at Stephyngton, Berks (p. 132), a messuage is destroyed, 'ita quod iconomia ibidem habere & vti non potest sicut antea fuit et deletur,' where the clause 'sicut antea fuit' apparently refers back to 'que arrari & seminari solebant.' At Northell, Beds, no doubt is possible as to the meaning of the words 'quod quidem mesuagium pro vsu iconomie . . . vsum fuit' (p. 467). Clearest of

all is one of the entries under Stephyngton, Berks (p. 131), 'et terras predictas a priori vsu iconomie in pasturam animalium conuertit.' Again, at Horton Catermersshe, Leicestershire, the phrase is used 'mesuagium predictum in quoddam cotagium et non pro manutencione et sustentacione iconomie posuit . . . ac terras predictas ab vsu culture in pasturam conuertit' (p. 232), where 'iconomia' obviously means arable cultivation. Nor can there be any doubt as to its meaning at Bydenham, Beds, in the phrase 'per quod iconomia ibi vti non potest contra formam statuti' &c. (p. 475).

We now turn to another class of entries in which 'iconomia' appears to have a different sense. At Estgynge, Berks (p. 117), there are two houses. One is destroyed '& aliud . . . in quoddam horreum conuerti fecit sic quod iconomia ibidem sustentari non potest.' The concluding words cannot refer under 'ibidem' to Estgynge, because the next entry is an entry of another inclosure there, made at a later date. They refer, therefore, to the second house. Its conversion into a barn would not be a manifest impediment to arable husbandry. The natural interpretation of 'iconomia,' therefore, is 'household-ing.' The consequence recorded would be involved in the 'ingrossing' of farms, and in such a process a barn upon the holding would be an obvious convenience. In Southwell, Beds (p. 474), the word is repeated, being used in each sense. A messuage is suffered to decay 'in quo mesuagio iconomia [householding] a tempore de quo non extat memoria vsa fuit et terre predicte cum mesuagio illo per totum dictum tempus tradite et occupate pro vsu iconomie [arable husbandry] et culture fuerunt.' It seems to be householding in the phrase used in the case of Donnyngton, Bucks (p. 167), 'Iconomia in mesuagiis illis que de terris predictis haberi decet sustentari non potest.' At Magna Myssynden, Bucks (p. 212), 'quod iconomia ibidem que de terris illis fieri deberet in mesuagio illo vti et haberi non potest,' perhaps with reference to the Act of 1515 (7 H. VIII. c. 1). Shorter forms, slightly varying, occur more frequently, of which those at Wittnam, Berks (p. 134), and Stretley, Beds (p. 468), may be taken as

examples, 'Ita quod iconomia ibidem vt decet sustentari nec haberi potest,' and 'Ita quod iconomia . . . sustentari non potest.' It is probable, since these follow the mention of the ruin of a messuage, that 'iconomia' here means householding. Still more clearly is this so in the case of Gomeley, Leicestershire (p. 230), 'ita quod mesuagium illud ad sustentacionem iconomie non manutenetur sed in ruina existit.'

This double use of the word 'iconomia' is sufficiently explained by the measures with reference to which these returns were made. The Act of 1489 (4 H. VII. c. 19) is intituled in the Exchequer copy 'For kepyng up of houses for husbandrye.' It provided that 'the owner or owners of every suche house or howses and londe be bounde to kepe susteyne and mayntene houses and byldyngs upon the said grounde and londe convenyent and necessarie for mayntenyng and upholding of the said tillage and husbondrye.' To this the words 'iconomia in edificiis et domibus' at Magna Rolryght, Oxon, Hartley, Berks, and Asshendon, Bucks (*supra*), and similar expressions elsewhere, undoubtedly refer. The Act of 1515 'advoidyng pullyng downe of Tounes' (7 H. VIII. c. 1) provided that houses pulled down contrary to the statute should be 'reedified & made agayn mete & convenyent for people to dwelle and enhabite in the same, and to have use and therin to exercyse husbandry and tyllage.' The proclamation of 1514 (see p. 7) ordered 'every of the said houses of husbandry yet standyng, whereunto the saide landes to be put in tyllage as is beforsaide doo appertayne or belonge to be inhabitid and dwelt yn by husbandmen or laborars accordyng as it was before the engrossyng of the said houses.' The second class of extracts notify a disobedience to these provisions.

In the commission for this Inquisition, issued in 1517, the word 'Iconomia' is twice used. Inclosures, it is recited, have taken place 'vbi multi subditorum nostrorum inhabitarunt et ibidem agriculturam et iconomiam annuatim et assidue frequentarunt ac excercerunt.' The same phrase is repeated. It cannot be laid down with certainty whether 'iconomiam' is here simply a redundant synonym for 'agriculturam' or

whether it is a rendering of the 'kepyng up of houses for husbandrye' of the statute of 1489. The two verbs rather favour the former interpretation.

The practical question raised by these considerations is that of the schedule under which entries containing such phrases should be tabulated. Where 'iconomia' evidently means arable farming, there its disuse as plainly implies a conversion to pasture. Where, on the other hand, it seems to mean the maintenance of a household, is the entry to be interpreted as a case of 'ingrossing of farms'—that is, of inclosure without conversion to pasture—of which there are undoubted instances? The safest guide to a conclusion is the document itself. In the Inquisition for Oxfordshire the jury at the end of their first list of presentments (p. 338) make a declaration explanatory of their nature. They aver that where they have presented houses and buildings as ruined, they are in fact so, and 'quod id illorum mesuagiorum domorum & edificiorum quod superest siue ibidem remanet non sufficit ad manutenciam iconomie & culture que de terra arrabili cum mesuagiis domibus & edificiis illis ocupatis siue dimissis aut que ocupari & dimitti solebant requiruntur & fieri deberent.' In whatever sense 'iconomie' be taken, this passage affirms that the return of a house as ruined implies, at any rate, in their judgment, insufficient provision for the maintenance of tillage as before. This must not be pressed unduly, for it has been seen that the inclosure of arable was a movement contemporary with that of conversion to pasture.[1] The juries, at the conclusion of their presentment, distinguish between 'inclusiones terrarum arrabilium et conuercio inde in pasturam animalium' (Beds, p. 476). In some cases, as at Bulkyngton, Warwickshire (p. 433), the consolidation of the holding with another is expressly mentioned, while in others, as Sturton, Lincolnshire (p. 252), the land attached to the tenements decayed twelve years previously is defined as 'errable.' Indeed, the 'verdict of the jury' in the Lincolnshire returns in

[1] In the Returns for Cheshire we actually find a small area of pasture converted to arable in 'Houbrig feldes,' p. 642, *infra*.

its preamble ignores conversion to pasture altogether (p. 255). It is not to be inferred, therefore, as the compiler of the Lansdowne MS. seems to have done, that the decay of a house is intended *pro facto* to imply a conversion to pasture, not even when, as in the decay of three cottages at Goryng, Oxon, the recital runs that 'in iconomia ocupari solebant.' The new methods of arable cultivation involved, quite apart from any question of increase of pasture, a reduction in the number of persons employed. Fitzherbert, after exhorting to the inclosure of tillage, says: 'By reason of these closes he [the husbande] shall saue moche more than all these, for by reason of these closes he shall saue meate, drinke and wages of the shepeherde, the wages of the heerdman, and the wages of the swine heerde . . . and also his corne shall be better saued from eatinge or distroying with catel. For dout ye not but heerdemen with their catell, shepeherdes with their shepe and tieng of horses and mares distroyeth moch corne the which the hedges would saue. Peraduenture some men would say that this shuld be against the common weale, bicause the shepe herdes, heerdmen and swyneherdes shulde than be put out of wages,' &c.[1]

To the declaration above set forth, repeated by the Oxfordshire jury at the conclusion of their Returns and by the juries of Beds (p. 475), Bucks (p. 214), Leicestershire (p. 241), Northants (p. 317) and Warwick (p. 452), the juries of Beds, Bucks, Northants and Oxon add a clause after 'deberent' as follows: 'Nec quod iconomi in domibus et edificiis illis pro cultura et iconomia ibidem vtendis vt dicent[2] [*sic*] moram ibidem habere nequiunt.' This rather suggests, though it by no means positively states, that in cases where the number of iconomi is returned as reduced, and their houses converted into cottages, conversion to pasture is implied as having taken place. The conclusion is that such entries are to

[1] *Surueyenge*, ch. xl. ed. 1767.

[2] These two words only occur in the Return for Beds. In the others is the word 'conuenter' (*sic*), apparently for *conuenienter*, but without the mark of abbreviation.

be interpreted as conversions[1] and all cases in which, without elucidation, the interruption of 'iconomia' is recorded.

16. Recitals which do not state either expressly or by inference that conversion to pasture took place are interpreted strictly as inclosures of arable with the object of improved cultivation, and nothing more. That this is the meaning of the Returns is evident, *e.g.*, from the Lekehamstede entry, Berks (p. 109, *infra*), which stands between two entries on the same membrane, each of which states conversion to pasture to have taken place, though the recitals are in other respects practically equivalent. The entry *sub* Bray, Berks (p. 131, *infra*), which shows the allegation of conversion to pasture crossed out, is conclusive as to this interpretation (cp. the entry *sub* Wynterbourn, Berks, p. 118, *infra*). The entry at Moche Wygborrow, Essex (p. 220, *infra*), expressly states the inclosure of an area of arable land. The preamble of the Inquisition for Lincolnshire takes note of this as the principal subject of inquiry, inclosures for pasture being relegated to the head of 'other Inclousours' (p. 248, *infra*).

IV

SIGNIFICANCE OF THE TABLES

The evidential value of the Tables is estimated in the Introductions to the several counties. In this General Introduction I endeavour to bring together results and enable a comparison between the counties, Berks, Bucks, Northants, Oxon, and Warwickshire, from which we have the fullest Returns, with an occasional reference to Leicestershire, Essex, Lincolnshire and Bedfordshire.

1. The general analytical view of the Returns contained in Tables I. has already been the subject of comment as illustrating the methods of tabulation. It has been observed that the ingrossing of farms was, though in a minor prominence, also a subject for the inquiries of the commissioners.

[1] The only case of real difficulty is that already mentioned at Estgynge, Berks.

From the column of 'Areas ingrossed' in Tables I. it is not possible to deduce very precise conclusions. Taking the five principal counties (for the Returns from Leicestershire and Beds are very imperfect), the order appears as follows, ranked in the extent of the areas ingrossed:

County	Area ingrossed Acres
Oxon	11,587
Bucks	7,905
Northants	7,097
Warwickshire	5,795½
Berks	4,163

This order must, however, be qualified by the consideration that a larger portion of the Returns for Northants seems to have been lost than is the case of any other of the five counties. We may conclude, therefore, that Northants rivalled Oxfordshire in the magnitude of its farming industry, and that Oxfordshire was occupied by a much wealthier body of tenantry than Berks.[1] The inclosers of Northants we know were wealthy, being ranked with those of Kent and Essex.[2] This is consonant with the fact, as will be seen, that they were very largely landowners,[3] and, as appears from the next Table, that the movement was in that county not a new one. The rents in Warwickshire were perhaps too high for such large areas of land to be tenanted by one tenant as in Oxfordshire, but this consideration does not account for the comparatively small area ingrossed in Berkshire.

2. The Lansdowne MS. for Norfolk[4] shows plainly what may be inferred from the general arrangement of these Returns, that the presentments were made with reference to the Hundreds. The Tables (II.) showing the Hundreds from which inclosures are returned both serve to roughly assign the locality and to indicate the preponderance of arable or of pasture in the different parts of the county. The Tables

[1] These returns show Northants to have been far more extensively inclosed than has hitherto generally been believed. See the note in Miss Lamond's edition of *The Common Weal of this Realm of England*, p. 166.

[2] *Ibid.* p. 49. According to one reading, to which Miss Lamond prefers 'Devenshire,' not being acquainted with these Returns.

[3] These Returns for Essex, though meagre, point in the same direction.

[4] *Trans. R. H. S.* 1893.

(III.) which follow it prevent such a misconception of the comparative rarity of inclosures as would arise were the whole area of a county, in cases where some of the Returns are missing, compared with the areas inclosed.

3. The next Table (p. 40) is that of the yearly progress of inclosures, classified according to the status of the landlords responsible for them, and showing whether the land was occupied by the owner at the time of inclosure or upon what tenancy demised. In order to afford a general view of the summaries of results from the five principal counties I have constructed the following Tables. These show that within the four periods into which the years 1485–1517 are divided the counties which headed the inclosing movements were successively Northants, Bucks, Berks and Oxon, Warwickshire closely rivalling Berks in the years 1501–10. In these tables the relations between the prices of wheat and wool and the inclosures of arable and pasture respectively are also worked out (pp. 41, 44–47).

Observe, in the first place, that the fluctuations in the price of wheat are considerably less than those in the price of wool. On the other hand, the fluctuations in the rise and fall of arable inclosures are smaller than those in the rise and fall of inclosures to pasture. Thirdly, the fluctuations in the rise and fall of inclosures of arable do not correspond with the fluctuations in the price of wheat. Only in the decade 1501–10 are both an increasing quantity. Wheat was grown for the home market, and it is intelligible that so enormous a rate of progress in the inclosure to arable as is shown in the decade 1491–1500, if paralleled throughout England, would cause a fall in price. And this seems actually to have been the tendency, checked by an extraordinary dearth in 1500–1501. Excluding those two years, the average price of wheat from 1502–10 shows a fall—viz. 4*s.* 9*d.*—instead of a rise to 5*s.* 5½*d.* With the decline of the rate of progress of arable inclosure by 9·45 per cent. came a rise in the price of wheat in 1511–17, but if the famine price (9*s.* 1¼*d.*) of 1512 be excluded, the rise would only have been from 5*s.* 5½*d.* to 5*s.* 11*d.*, or 8·3 per cent.

In the case of wool the cause of the fluctuations was not only the exposure of sheep to mortality, said to be lessened by inclosure, but the rise and fall of foreign demand. In this case the rise and fall of the rate of inclosure and the rise and fall of the price of wool harmonise, save in 1511–17, when, though the price of wool had risen, the rate of progress of inclosure to pasture fell, probably in consequence of apprehensions of legislative prevention.

PROGRESS OF INCLOSURES IN THE FIVE PRINCIPAL COUNTIES CLASSIFIED ACCORDING TO THE LAY OR ECCLESIASTICAL STATUS OF THE LANDLORDS ULTIMATELY RESPONSIBLE FOR THEM, ALL INFERRED AND DOUBTFUL FIGURES INCLUDED [1]

Years	County	Lay ownership		Ecclesiastical ownership		Total	
		Arable	Pasture	Arable	Pasture	Arable	Pasture
		acres	acres	acres	acres	acres	acres
1485–90	Northants	62	1,034	22	555	84	1,589
	Bucks	—	1,067	—	—	—	1,067
	Oxon	84	440	—	260	84	700
	Warwickshire	70	250½	—	60	70	310½
	Berks	130	40	—	—	130	40
		346	2,831½	22	875	368	3,706½
1491–1500	Bucks	624	2,370½	40	181	664	2,551½
	Northants	387½	1,953	34	807	421½	2,760
	Warwickshire	110	2,754	60	102	170	2,856
	Oxon	70	781	—	332	70	1,113
	Berks	534	220	120	155	654	375
		1,725½	8,078½	254	1,577	1,979½	9,655½
1501–10	Berks	1,246	939	622	410	1,868	1,349
	Warwickshire	308½	2,685	45	599	353½	2,684
	Bucks	720	1,512	156	320	876	1,832
	Oxon	407	668	125	1,159	532	2,127
	Northants	114	854	192	568	306	1,422
		2,795½	6,358	1,140	3,056	3,935½	9,414
1511–17	Oxon	1,109	1,607	340	788	1,449	2,395
	Berks	1,075	733	341	50	1,416	783
	Bucks	55	1,608	27	225	82	1,833
	Northants	284	1,218½	70	228	354	1,446½
	Warwickshire	230	890	64	320	294	1,210
		2,753	6,056½	842	1,611	3,595	7,667

[1] Cf. pp. 263, 323.

TOTAL PROGRESS OF INCLOSURES IN THE FIVE PRINCIPAL COUNTIES, ALL INFERRED AND DOUBTFUL FIGURES INCLUDED

1 Years	2 Arable	3 Pasture	4 Rate of progress or decline per cent.	5 Rate of progress or decline per cent.	6 Price of wheat	7 Rise or fall per cent. of price of wheat	8 Price of wool	9 Rise or fall per cent. in price of wool
	acres	acres	arable	pasture	quarter s. d.	quarter	tod s. d.	tod
1485 90	368	3,706½	—	—	5 3[1]	—	4 8½[3]	—
1491–1500	1,979½	9,6[illegible]5½	+ 437·77	+ 160·52	5 0⅜	− 3·7	6 0½	+ 28·3
1501–10	3,935½	9,414	+ 98·83	− 2·56	5 5½	+ 7·8	4 5¾	− 34·8
1511–17	3,595	7,667½	− 9·45	− 22·78	6 4½[2]	+ 16·7	6 7¼	+ 47·4

[1] This is the price for the six years 1485 90, calculated from Rogers's *H.A.* iv. 286. The decennial average, owing to the bad years 1481–83, was 6*s.* 3½*d.*

[2] This is the price for the seven years 1511–17, calculated as above, the decennial average 1511–20 being 6*s.* 8⅜*d.*, 1519–20 being years of high prices.

[3] This is the average price for the decade, the annual prices given in Rogers's *H.A.* vol. iii. being insufficient. See *ibid.* iv. 328.

4. In the Table which gives the number of inclosures and the distribution of areas according to tenures and tenancies, the principle adopted has been to reckon inclosures by the number of ploughs put down, a half plough being taken as one inclosure; but where no ploughs are mentioned, the number is supplied from that of the messuages destroyed. Where neither is returned, the inclosure returned is reckoned as one, unless otherwise specified in the text.

The first part of the summary of this Table, showing to what extent owners occupied their own land and the terms upon which they let it, is very important, and is treated at length hereafter under the heading of 'Rental values.' The second part of the summary shows the relations between the character of the inclosures and the tenure of the land.

5. The Table 'Status of landlords responsible for inclosures, objects of inclosure,' &c., shows the relation to each other in the respective counties of the two movements of inclosure to arable and inclosure and conversion to pasture. Ranked in the order of extent of arable inclosed, the succession of the five principal counties is as follows:

County	Percentage of arable inclosed	Percentage of pasture inclosed
Berks	61·04	38·5
Oxon	25·9	74·01
Bucks	18·4	81·5
Northants	13·5	86·5
Warwickshire	11·03	88·8

The difference between Berkshire and the next county in order is extraordinary. It must be borne in mind that the home counties were the source of the wheat supply of London, officials being constantly sent to collect grain for the city. It is possible that this may account for the larger percentage of arable in Berks, Bucks, and Oxon. It is a curious fact that in the earliest agricultural returns [1] stating the percentage of corn crops to total acreage under all kinds of crops, bare fallow and grass, being the returns for 1866, these five counties, though the proportions are naturally much changed, occupy towards each other the same relative position—a fact which is some testimony to the accuracy of the presentments of 1517.

County	Percentage of Corn Crops (1866)
Berks	42·2
Oxon	40·6
Bucks	35·2
Northants	34·9
Warwickshire	34·1

These Tables also afford some indication of the energy of the inclosers, and of the degree of consideration shown by them to the population in the course of their improvements. With regard to the energy of the movement, there is a remarkable uniformity in the figures of the first columns of the two great divisions, lay and ecclesiastical, whether lords of manors or freeholders. The disturbance of population was, however, more than 10 per cent. less on the part of the ecclesiastical than on that of the lay lords. On the other hand, ecclesiastical freeholders, which would include the country clergy, are more energetic in agricultural advance than lay freeholders. Of all classes, copyholders on lay land effect most disturbance to the acre, but they are nearly approached by the farm tenants of ecclesiastical land. This agrees with the Table on p. 54, which shows us that lay copyholds and ecclesiastical farm tenancies were two of the tenures where arable labour was most abundant. It is curious and not very intelligible that lay farm tenancies are at the other end of the scale, the average of four counties showing

[1] Parl. Papers, 1867, lxxii.

an area of 23 acres per person evicted and displaced; but here again is a coincidence with the Table showing the degree of arable industry, from which it appears that lay farming tenants almost rivalled leaseholders of lay land in the comparatively small amount of plough labour employed. The classes to whom the active work of conversion and clearance is attributed may be therefore ranged in the following order, according to the degree of energy shown by them:

1. Copyholders on lay land.
2. Farm tenants of ecclesiastical land.
3. Leaseholders of ecclesiastical land.
4. Ecclesiastical freeholders holding land in hand.
5. Lay freeholders holding land in hand.
6. Lay lords of manors.
7. Ecclesiastical lords of manors.
8. Leaseholders of lay land.
9. Copyholders on ecclesiastical land.
10. Farm tenants of lay land.

An incloser had presented to him two alternatives for dealing with the population of the soil. He might pull down their houses and evict them, or he might simply displace them from their employment. Where the difference between the average area per person evicted and per person displaced is great, the larger figure being the latter, there comparatively little humanity was shown in effecting the agricultural changes; where the two approximate, the indication is that a reluctance existed to turn the population off the soil, though these indicia must be corrected by a reference of the area to the general average area. From this point of view the figures show a notable difference between the action of lay and ecclesiastical lords of manors when they were themselves the actual inclosers. With the lay lords eviction was comparatively common, mere displacement from employment exceedingly rare. In the case of the ecclesiastical lords they nearly balanced, and it is easily intelligible that the bounteous hospitality of a monastery, with its crowd of local dependents, would render displacement from labour a proceeding not necessarily involving starvation. In this respect, again, ecclesiastical contrast

favourably with lay freeholders. The action of copyholders and leaseholders is of course the action of laymen, even though upon ecclesiastical land. In both those cases the tenants of ecclesiastics, less liable, it may be, to the close

TABLE SHOWING THE STATUS OF ACTUAL INCLOSERS, FROM LABOUR ON INCLOSED ARABLE AND PASTURE

I.—LORDS OF MANORS

County	Lay ownership								
	1 Total average area per person evicted and displaced	2 Total average area per person evicted	3 Total average area per person displaced	4 Total average area of inclosed arable per person evicted and displaced	5 Total average area of inclosed arable per person evicted[1]	6 Total average area of inclosed arable per person displaced[2]	7 Total average area of inclosed pasture per person evicted and displaced	8 Total average area of inclosed pasture per person evicted[1]	9 Total average area of inclosed pasture per person displaced[2]
	acres	acres	acres	acres	acres	acres	acres	acres	acres
Berks	18·6	27·4	58·2	5	5	0	21·2	10·7	11·5
Bucks	6·8	6·8	0	10	10	0	6·8	6·7	0
Leicestershire	5·3	5·6	111·6	4·6	4·6	0	5·4	5	9
Northants	6·7	6·7	0	5	5	0	6·9	6·5	0
Oxon	9·5	10·3	125·2	9·5	10·3	125·2	0	0	0
Warwickshire	6·7	6·8	711·9	6·2	6·2	0	6·8	6·1	8·3
Totals[3]	53·6	63·6	1006·9	40·3	41·1	125·2	47·1	35·	28·8
Total average areas[3]	8·9	10·6	251·7	6·7	6·8	125·2	9·4	7	9·6

II.—FREEHOLDERS

Berks	9	12·3	33·7	8	8	0	9·9	8·5	9·3
Bucks	8·8	9·6	107·6	8·8	8·6	0	8·7	6·6	12·2
Leicestershire	8	8	0	13·7	13·7	0	7·3	7·3	0
Northants	8	9·3	57·1	7·7	7·7	0	8·3	7·1	6·2
Oxon	11·7	12·6	180·8	10·8	10·8	0	12·5	11·7	5
Warwickshire	7·2	7·8	95·3	4	4	0	8·1	8·3	5·8
Totals[3]	52·7	59·6	474·5	53	52·8	0	54·8	49·5	38·5
Total average areas[3]	8·7	9·9	94·9	8·8	8·8	0	9·1	8·2	7·7

[1] Taking only areas from which there were evictions.
[2] Taking only areas from which there were displacements from labour.
[3] Taking each county as an unit.

supervision of practical agriculturists, appear less forbearing than their brethren on lay land. In the case of farm tenancies of lay land, the practice in three counties out of four was eviction pure and simple.

TOGETHER WITH AVERAGE EVICTIONS AND DISPLACEMENTS LAND RESPECTIVELY. INFERRED FIGURES EXCLUDED

HOLDING LAND IN HAND

Ecclesiastical ownership

1 Total average area per person evicted and displaced	2 Total average area per person evicted	3 Total average area per person displaced	4 Total average area of inclosed arable per person evicted and displaced	5 Total average area of inclosed arable per person evicted[1]	6 Total average area of inclosed arable per person displaced[2]	7 Total average area of inclosed pasture per person evicted and displaced	8 Total average area of inclosed pasture per person evicted[1]	9 Total average area of inclosed pasture per person displaced[2]
acres	acres	acres	acres	acres	acres	acres	acres	acres
11·3	11·3	0	5·4	5·4	0	0	0	0
14·5	87	17·4	12	12	0	15	0	15
8·2	10·9	32·8	0	0	0	8·2	10	2·8
6·3	6·3	0	4·4	4·4	0	6·5	5·4	0
8·8	8·8	0	4·8	4·8	0	9	9	0
11	15·5	37·6	6	6	0	11·7	15·5	0·8
60·1	139·8	87·8	32·6	32·6	0	50·4	39·9	18·6
10	23·3	29·2	6·5	6·5	0	10	9·9	6·2

HOLDING LAND IN HAND

9	9	0	9	9	0	0	0	0
13·8	15·9	103·5	14·2	14·2	0	12·5	10	15
7	7	0	0	0	0	7	7	0
5	5	0	5·6	5·6	0	4·9	4·6	0
8	8	0	8	8	0	0	0	0
7·1	10·6	21·3	4·6	4·6	0	9·4	8·3	7·2
49·9	55·5	124·8	41·4	41·4	0	33·8	29·9	22·2
8·3	9·2	62·4	8·2	8·2	0	8·4	7·4	11·1

[1] Taking only areas from which there were evictions.

[2] Taking only areas from which there were displacements from labour.

TABLE SHOWING THE STATUS OF ACTUAL INCLOSERS, FROM LABOUR ON INCLOSED ARABLE AND PASTURE

III.—Copy-

County	Lay ownership								
	1 Total average area per person evicted and displaced	2 Total average area per person evicted	3 Total average area per person displaced	4 Total average area of inclosed arable per person evicted and displaced	5 Total average area of inclosed arable per person evicted [1]	6 Total average area of inclosed arable per person displaced [2]	7 Total average area of inclosed pasture per person evicted and displaced	8 Total average area of inclosed pasture per person evicted [1]	9 Total average area of inclosed pasture per person displaced [2]
	acres	acres	acres	acres	acres	acres	acres	acres	acres
Berks	9·6	13·3	34·6	11·8	11·8	0	6·8	10	5
Bucks	0	0	0	0	0	0	0	0	0
Leicestershire	0	0	0	0	0	0	0	0	0
Northants	4·5	4·5	0	0	0	0	4·5	4·5	0
Oxon	0	0	0	0	0	0	0	0	0
Warwickshire	0	0	0	0	0	0	0	0	0
Totals [3]	14·1	17·8	34·6	11·8	11·8	0	11·3	14·5	5
Total average areas [3]	7	8·9	34·6	11·8	11·8	0	5·6	7·2	5

IV.—Lease-

Berks	10·4	10·4	0	10·5	10·5	0	10	10	0
Bucks	14·5	17·5	84·5	11·8	7·2	0	15·9	21·5	60·9
Leicestershire	13·3	13·3	0	13·3	13·3	0	0	0	0
Northants	7·8	7·8	0	10	10	0	7·5	7·5	0
Oxon	13	15·4	83·5	11·7	10	0	13·3	9·5	16·6
Warwickshire	8·3	8·3	0	7·5	7·5	0	8·9	6·7	0
Totals [3]	67·3	72·7	168	64·8	58·5	0	55·6	55·2	77·5
Total average areas [3]	11·2	12·1	84	10·8	9·7	0	11·1	11	38·7

V.—Farm

Berks	8·3	8·3	0	7·6	7·6	0	12·2	10	0
Bucks	6·6	6·6	0	3·3	3·3	0	7	5·8	0
Leicestershire	0	0	0	0	0	0	0	0	0
Northants	0	0	0	0	0	0	0	0	0
Oxon	19·4	22·8	14·8	6·5	6·5	0	30·2	13·6	22
Warwickshire	58	58	0	0	0	0	48	48	0
Totals [3]	92·3	95·7	14·8	17·4	17·4	0	97·4	77·4	22
Total average areas [3]	23	23·9	14·8	5·8	5·8	0	24·3	19·3	22

[1] Taking only areas from which there were evictions.
[2] Taking only areas from which there were displacements from labour.
[3] Taking each county as an unit.

TOGETHER WITH AVERAGE EVICTIONS AND DISPLACEMENTS LAND RESPECTIVELY. INFERRED FIGURES EXCLUDED

HOLDS

Ecclesiastical ownership

1 Total average area per person evicted and displaced	2 Total average area per person evicted	3 Total average area per person displaced	4 Total average area of inclosed arable per person evicted and displaced	5 Total average area of inclosed arable per person evicted[1]	6 Total average area of inclosed arable per person displaced[2]	7 Total average area of inclosed pasture per person evicted and displaced	8 Total average area of inclosed pasture per person evicted[1]	9 Total average area of inclosed pasture per person displaced[2]
acres	acres	acres	acres	acres	acres	acres	acres	acres
7·7	7·7	0	8·7	8·7	0	6	6	0
16·1	16·1	0	0	0	0	16·1	16·1	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
23·8	23·8	0	8·7	·7	0	22·1	22·1	0
11·9	11·9	0	8·7	8·7	0	11·1	11·1	0

HOLDS

6·2	6·2	0	5·8	5·8	0	6·6	6·6	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
6·8	6·8	0	0	0	0	6·8	6·8	0
15·7	15·8	165	13·1	13·1	0	17·3	11·7	15
4·2	4·2	0	0	0	0	4·2	4·2	0
32·9	33·0	165	18·9	18·9	0	34·9	29·3	15
8·2	8·2	165	9·4	9·4	0	8·7	7·3	15

TENANCIES

10·1	10·1	0	7·2	7·2	0	22·5	22·5	0
6	6	0	6	6	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
9·3	9·3	60·8	0	0	0	9·3	7·9	9·6
4·4	4·4	0	6·6	6·6	0	3·3	3·3	0
29·8	29·8	60·8	19·8	19·8	0	35·1	33·7	9·6
7·7	7·7	60·8	6·6	6·6	0	11 7	11·2	9·6

[1] Taking only areas from which there were evictions.
[2] Taking only areas from which there were displacements from labour.

The Tables showing 'evictions and displacement from labour and the status of the landlords responsible' give an indication of the licence allowed to inclosing tenants and exercised by lay and ecclesiastical landlords respectively. It must be borne in mind that the pulling down of a house and eviction of its inhabitants implied the permission of the landlord,[1] as the Returns occasionally state.[2] The number of acres per person evicted is smaller or greater according to the strength of the inclosing movement; the number of acres per person displaced would naturally vary with the reluctance to oust the people from their homes. These would have to be compared with the proportionate areas of inclosure upon lay and ecclesiastical land respectively. The following comparative table may therefore be constructed, the counties being ranked in succession according to the proportion of lay land inclosed.[3]

County	Proportion of lay land inclosed	Proportion of evictions from lay land to total evictions	Proportion of displacements from labour on lay land to total displacements from labour	Proportion of ecclesiastical land inclosed	Proportion of evictions from ecclesiastical land to total evictions	Proportion of displacements from labour on ecclesiastical land to total displacements from labour
	per cent.	per cent.	per cent.	per cent.	per cent.	per cent.
Beds	92·7	92·85	*0*	7·29	7·14	*0*
Bucks	89·43	93·61	*65·62*	10·56	6·38	*34·37*
Warwickshire	84·27	82·25	*67·14*	15·72	17·74	*32·85*
Leicestershire	80·22	79·35	*78·57*	19·77	20·64	*21·42*
Berks	74·33	65·83	*100*	2·66	34·15	*0*
Northants	71·27	65·3	*52·27*	28·72	34·6	*47·72*
Oxon	64·83	59·45	*71·42*	35·16	40·54	*28·57*

What strikes us in these Tables is the remarkable uniformity of results. In Bedfordshire, Leicestershire and Warwickshire the prospects of eviction were practically the same whether the tenant held of layman or ecclesiastic. In Berkshire, Northants and Oxon he was distinctly more in danger if he was upon ecclesiastical land, in Bucks upon lay land. One result is quite clear, that, leaving out of account the question whether the evictions were the work of landlord

[1] See *Trans. R.H.S.* 1893, p. 128. [2] P. 395, *infra.*

[3] Beds and Leicestershire furnish sufficient data to be represented here.

or tenant, there was no superior security, as fancied by later generations, for the cultivators of ecclesiastical soil.

6. We now come to the Tables which throw a light on the social state of the inhabitants of the messuages destroyed in the various counties. It will be borne in mind, of course, that in the middle ages a household was far more self-dependent[1] than in modern times, so that the area occupied by it in a rural district is a more accurate gauge of economic condition.

AVERAGE NUMBER OF INHABITANTS AND ACRES TO A MESSUAGE[2] (MANOR HOUSES AND COTTAGES EXCLUDED)

LAND CLASSIFIED ACCORDING TO TENURES AND TENANCIES

County	Lay Land									
	Land in hand of lords of manors		Land in hand of freeholders		Copyholds		Leaseholds		Farm tenancies	
	inhabs	acres	inhabs.	acres	inhabs.	acres	inhabs.	acres	inhabs.	acres
Berks	5	44	4	35	3	39	6	75	5	43
Bucks	6	42	5	36	—	—	5	47	8	50
Leicestershire	5	29	4	33	—	—	6	50	—	—
Northants	6	40	5	47	4	33	7	56	—	—
Oxon	8	16	5	49	—	—	6	51	5	45
Warwickshire	6	30	5	32	—	—	4	23	—	—
Beds	—	—	5	37	—	—	—	—	—	—
Totals	36	201	33	269	7	72	34	307	18	138
Average number of inhabitants and acres	6	33(33·5)	5(4·7)	38	3(3·5)	36	6(5·6)	51	6	46
	Ecclesiastical Land									
Berks	5	33	5	45	5	39	3	40	5	37
Bucks	2	48	3	44	—	—	—	—	3	18
Leicestershire	6	60	6	42	—	—	—	—	—	—
Northants	8	48	6	33	—	—	11	75	—	—
Oxon	5	39	2	35	—	—	5	47	7	52
Warwickshire	5	30	5	30	—	—	—	—	6	6
Beds	—	—	—	—	—	—	—	—	—	—
Totals	31	258	27	229	5	39	19	162	21	133
Average number of inhabitants and acres	5	43	4(4·5)	38	5	39	6(6·3)	54	5	33(33·2)

[1] See the chapter of Fitzherbert's *Boke of Husbandry* intituled 'What Workes a Wyfe shulde do in generall.'

[2] Fractions excluded. Where, as in some cases, but one example occurs, the number is omitted. Where the area to be assigned to a messuagium is doubtful because cottages are also returned, the case is excluded.

These Tables show a remarkable uniformity in the areas of the holdings. On both lay and ecclesiastical land the leaseholds are the largest holdings. The difference between the area of ecclesiastical farm tenancies (33 acres), which is the lowest average area, and the next highest after the leasehold areas, viz. the lay farm tenancies (46 acres), is no more than 13 acres. It is not surprising that the areas retained in the hands of ecclesiastical lords of manors should exceed those held by lay owners, inasmuch as these would generally represent the home farm, the ancient 'bordland.' It might have been expected that the disparity would have been greater in favour of this schedule of ecclesiastical areas, but, on the one hand, we must remember the practice among laymen of wealth of maintaining an unnecessary number of dependants, and, on the other, the depletion of the religious houses in the sixteenth century. Much of the ecclesiastical 'bordland' also was doubtless let to bondmen as tenants at will at common law.[1] These bondmen were especially numerous on ecclesiastical lands,[2] and their liability to exactions as well as the traditional depression of their lot will account for the evidence afforded by these figures that on ecclesiastical property the lowest class of tenants of messuages was poorer than upon lay land. Only in Buckinghamshire do they appear to have been on a par, and this exception harmonises with the comparative security enjoyed, as has been seen, upon ecclesiastical lands in that county. In the other counties the ecclesiastical farm tenants were clearly inferior. In Warwickshire they occupied less than half the area per inhabitant assigned to the farm tenant on lay land in Oxfordshire.

Cowel, in the 'Interpreter,' defines 'cotage' as a 'small house, without land belonging to it,' giving the reference 4 E. I. This is the 'Extenta manerii,' which does not altogether justify his definition. The article runs 'Item inquirendum est de Coterellis, que cotagia & curtulagia teneant, per quod servicium & quantum reddant per annum pro predictis

[1] See *Trans. R. H. S.* 1892, pp. 197, 220, 255-58, 262.

[2] See 'The Last Days of Bondage in England,' by the present writer, *Law Quart. Rev.* Oct. 1893, p. 349.

Cotagiis & Curtulagiis.' Under 'Curtilage' Cowel, with this reference again, gives 'a Garden, Yard or Field, or other piece of ground lying near or belonging to a Messuage.' The conclusion seems to be that common parlance is justified, and that a cottage is indistinguishable from a messuage except by the smallness of the area attached to the cottage. Hence the variety of description which undoubtedly occurs in the Inquisitions. No cottages are mentioned in the Berkshire Returns. In Oxfordshire we have described as cottages houses with 15, 16, and 20 acres, which in other counties appear as messuages. In this respect the lot of the Oxfordshire cottager appears to have been superior to that of any other county, with the exception of two cases in Warwickshire, where the interpretation of the MS. is not perfectly certain. These large areas, it is to be observed, are on property belonging in one of the Oxfordshire cases to monastic owners, in the other to a great lay landowner, the Earl of Derby, and possibly represent maintenance of the tradition of earlier times when land was not a marketable commodity. The Oxfordshire average of land let gives an area of but half the size of those attached to land in the owners' hands. But in no case in Oxfordshire is a cottage clearly without a piece of land. Taking the figures from the average tables of areas attached to a 'cotagium,' which exclude those doubtful cases in which the areas assignable to messuages and cottages are not separated in the Returns, we find on lay land 20 cottages with, as against 19 without, land. On ecclesiastical estates the proportion is more favourable to the cottager. Twenty-nine cottages are occupied with land, two only without land. This seems to point either to the benevolent care of ecclesiastical landowners for the most dependent class of tenants, or to a tolerated licence of inclosure due to remissness of supervision or cheapness of land. The statistics showing the areas attached to manor houses are less to be relied upon, for the reason that it is not always certain from the form of the Returns that the entire area occupied with the manor house was inclosed. A more approximate result may perhaps be

AVERAGE NUMBER OF INHABITANTS AND ACRES
LAND CLASSIFIED ACCORDING

County	Lay Land									
	Land in hand of lords of manors		Land in hand of freeholders		Copyho'ds		Leaseholds		Farm tenancies	
	inhabs.	acres	inhabs	acres	inhabs.	acres	inhabs.	acres	inhabs.	acres
II. Cot-										
Berks	—	—	—	—	—	—	—	—	—	—
Bucks	2	7	—	—	—	—	—	—	—	—
Leicestershire	—	—	—	—	—	—	—	—	—	—
Northants	3	3	—	—	—	—	—	—	—	—
Oxon	—	—	2	15	—	—	—	—	2	7
Warwickshire[1]	—	8	—	—	—	—	—	—	—	—
Beds	—	—	—	—	—	—	—	—	—	—
Totals	5	18	2	15	—	—	—	—	2	7
Average number of inhabitants and acres	3(2·5)	6	2	7(7·5)	—	—	—	—	2	7
III. Manor Houses										
Berks	12[2]	180[2]	—	—	6[3]	45[3]	—	400[4]	6[5]	100[5]
Bucks	—	110[7]	—	—	—	—	—	—	—	—
Leicestershire	—	—	—	—	—	—	—	—	—	—
Northants	—	—	—	—	—	—	—	—	—	—
Oxon	—	—	—	—	—	—	—	—	—	—
Warwickshire	11	156	6	60	—	—	—	—	—	—
Beds	—	—	—	—	—	—	—	—	6	105
Totals	23	446	6	60	6	45	—	400	12	205
Average number of inhabitants and acres	12	149	6	60	6	45	—	400	6	102

[1] In the case of Warwickshire there is no single instance in which the inhabitants of a allowance for these negative results. [2] Westhenrede. [3] Henton? [4] Catmar. The accordingly. [5] Ray and Clewer. [6] Milton 20, Drayton 14, Garford 18. The areas for number of inhabitants, being grouped with those of other messuages, is indistinguishable, and so is omitted. The averages are taken accordingly.

arrived at from those cases in which the area is calculated from the rental. At any rate, the larger figures in the above table probably represent more nearly than the smaller, the normal extent of the land attached.

With this subject is connected the plough-land, the source

TO A COTTAGE AND A MANOR HOUSE
TO TENURES AND TENANCIES

Ecclesiastical Land

Land in hand of lords of manors		Land in hand of freeholders		Copyholds		Leaseholds		Farm Tenancies	
inhabs.	acres	inhabs.	acres	inhabs.	acres	inhabs.	acres	inhabs.	acres
TAGES									
—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
4	5	—	—	—	—	—	—	—	—
2	16	—	—	—	—	—	—	—	—
—	—	—	5[1]	—	—	—	5[1]	—	—
—	—	—	—	—	—	—	—	—	—
6	21	—	5	—	—	—	5	—	—
3	10(10·5)	—	5	—	—	—	5	—	—
Manerium ; principale mesuagium, &c.)									
—	—	—	—	—	—	17[6]	—	—	—
—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	5[8]	—
—	—	—	—	—	—	4	140	—	—
16	300	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
16	300	—	—	—	—	21	140	5	—
16	300	—	—	—	—	11	140	5	—

cotagium are distinguishable from those of a messuagium. The averages are taken with number of inhabitants of the manor house not given, and therefore omitted. Averages taken these three places, being only inferred, are omitted, and the averages taken accordingly. [7] The therefore omitted here. The averages are taken accordingly. [8] The area is only conjectural,

of sustenance for the home, and the number of persons supported by it.

The varying area of the plough-land or 'aratrum' has long been the puzzle of historians. From the Returns, excluding Essex and Lincolnshire, we arrive at the following results :

AVERAGE AREA AND NUMBER OF PERSONS TO AN ARATRUM. LAND CLASSIFIED ACCORDING TO TENURES AND TENANCIES.

County	Lay Land										Ecclesiastical Land									
	Land in hand of lords of manors		Land in hand of freeholders		Copyholds		Leaseholds		Farm tenancies		Land in hand of lords of manors		Land in hand of freeholders		Copyholds		Leaseholds		Farm tenancies	
	Average number of persons to an aratrum	Average area to an aratrum	Average number of persons to an aratrum	Average area to an aratrum	Average number of persons to an aratrum	Average area to an aratrum	Average number of persons to an aratrum	Average area to an aratrum	Average number of persons to an aratrum	Average area to an aratrum	Average number of persons to an aratrum	Average area to an aratrum	Average number of persons to an aratrum	Average area to an aratrum	Average number of persons to an aratrum	Average area to an aratrum	Average number of persons to an aratrum	Average area to an aratrum	Average number of persons to an aratrum	Average area to an aratrum
		acres		acres		acres		acres		acres		acres		acres		acres		acres		acres
Berks	6	54·6	4·3	46·4	6	30	7·8	78	5·2	48	—	—	—	—	—	—	7·3	66·6	4	36
Bucks	7	48·7	6	42·1	—	—	4	54·2	6	44·3	5	75	3	33·3	3	53·6	—	—	—	—
Leicestershire	5·2	32·1	4·8	32·9	—	—	—	—	—	—	4·8	39·4	6	42·2	—	—	—	—	—	—
Northants	7	47·9	7	44·6	4	18·3	7	55	—	—	7	39·1	8	37	—	—	12	50	—	—
Oxon	6·2	32·3	4·4	21	—	—	5·6	63·8	5	105	5	39·7	—	—	—	—	4·4	30	5	45·4
Warwickshire	6	36·3	5	41·1	—	—	5	37	4	48	8	150	6	43·3	—	—	8	32·7	6	20
Beds	—	—	6·5	55	6·6	40	10	180	—	—	—	—	6	60	—	—	—	—	—	—
Totals	37·4	251·9	38	313·1	16·6	88·3	39·4	468	20·2	245·3	29·8	343·2	29	215·8	3	53·6	31·7	185·3	15	93·4
Averages[1]	6	42	5	45	5	29	6	78	5	61	6	69	6	43	3	54	8	46	5	32
Average area per person employed on an aratrum	acres 7		acres 9		acres 6		acres 13		acres 12		acres 11		acres 7		acres 18		acres 6		acres 6	

Average on lay land . . . . . acres 9.2

Average on ecclesiastical land . . . . acres 9·2

[1] In forming these averages no account is taken of counties from which no returns are made. Decimals have been excluded, the nearest whole number being taken.

The apportionment of area to a plough-land and of the number of persons to an aratrum would be determined by several conditions. First, the available area as compared with population, though this in the early days, when population was stationary as well as scanty and unreclaimed land was plentiful, would probably be the least operative. Secondly, the character of the soil, heavy land requiring more oxen and more labour than light land. At the same time, there is a general presumption of well-being as varying with the extent of acreage to each person maintained by the plough. *Ceteris paribus*, eighteen acres afford more sustenance than do six acres. Now just as the areas retained in the hands of ecclesiastical lords of manors,[1] and presumably appropriated to the maintenance of the religious houses, exceed, on the average, those in the hands of lay lords of manors, so here the area per person employed on an aratrum in their hands exceeds that per person employed by their lay brethren. It might have been expected that the leaseholders (in which class were generally included those who farmed on a large scale) would have assigned a larger area than did other classes to the plough labourer, cultivation not being intensive. We find that this is so in the case of leaseholders upon lay land, and we find it true also of copyholders, who were frequently *ejusdem generis*, upon ecclesiastical land, though here returns are unfortunately confined to Bucks. The copyholders upon lay land are apparently lower in the social scale. The total averages on lay and ecclesiastical lands work out at precisely the same area (9·2 acres) per person employed at the plough.

7. A reference to the provisions of the statutes touching inclosures elucidates the question suggested by this Inquisition as to the basis upon which the rental values were computed. What is the meaning of the ordinary formula 'et valent per annum . . . solidos' &c.? Is this the value of the house as it was when standing and of the land when still arable—in other words, of the holding when occupied in conformity to the law? Or is it the value at the time of the

[1] See p. 50.

Inquisition, with the house dismantled and the acreage converted into pasture?

Now, it is to be observed that by the Act of 1489 the superior lord was entitled to half of the issues and profits of land[1] where the house had been decayed, even though no conversion to pasture had taken place. By the Act of 1515 the penalty was continued in the case of conversion to pasture until re-conversion to arable had been effected. Under both Acts these rights remained in the superior lord until the house had been rebuilt. Obviously, then, the rental value, which it was desirable in the interest of the Crown and of superior lords to ascertain, was the rental value of the land improved by inclosure or by conversion to pasture. The transfer of half this from the incloser to the superior lord would presumably annihilate the advantage gained by the operation. In the computation of these profits neither the rights of the overlords under the Acts nor common sense would justify the inclusion of any assessment of value with respect to the destroyed or decayed messuage. This exclusion would hold good even where the house was decayed in a constructive sense only, as by the eviction of its normal inhabitants and its transfer to one or two caretakers, of which examples are not infrequent in these Returns.

It may perhaps be objected that whereas the statute of 1489, which deals with the dismantling of houses of husbandry, fixes its retrospective limit at three years previously, the penalties enacted by that of 1515, following the example of the provisional Act of the previous session, attached only to cases of the decay of houses and of conversion to pasture since the opening of Parliament upon Jan. 23, 1514. There would thus be two classes of statutory offence: first, the

[1] The marginal abstract in the *Statutes of the Realm* incorrectly gives, 'Half the value of Lands and Houses neglected shall be forfeited to the King or Lord of the Fee' (6 H. VIII. c. 5 and 7 H. VIII. c. 1)'; whereas the words of the statute are 'to receyve yerely half the valewe of the yssues and profittes of any such landes wherof the house or houses of husbandry be nott so mayntenyd and sustayned' (7 H. VIII. c. 1).

decay of houses, whether with or without conversion to pasture, under the Act of 1489; secondly, either the decay of houses or conversion to pasture, or both, since January 1514 under the two Acts of 1515. So far, however, as the statutes were concerned, no offence had been committed by conversion to pasture prior to January 1514 where no decay of a house accompanied it. In that case, it is true, no penalties were incurred and the official valuation might not follow the lines of an estimate of which the object was to enforce those forfeitures imposed by the Acts. It might, therefore, be a valuation of the land as converted and of the house as occupied and intact. The answer to this is threefold. In the first place, while it is true that such a method of valuation applied to cases of conversion to pasture between the years 1486 and 1514 would be such alone as the facts and the law combined to justify, there is no indication in the Returns that any such exceptional principle was applied. On the contrary, where a house is not decayed, it is rarely mentioned at all, and therefore plainly excluded from the valuation. In the second place, considering the somewhat rough and ready methods of sixteenth century statisticians, as exhibited in these very Returns, it is scarcely probable that the valuing officials would preserve in their minds these distinctions of legal liabilities and of the different principles of valuation consequently appropriate to each. In the third place, the valuation was probably controlled, not only by the statutes, but by the instructions of the Court of Chancery. On July 12, 1518 Wolsey, as Chancellor, issued a decree[1] ordering those who had 'submitted them selffes to the kingys mercy and grace for enclosures' to reconvert to tillage land which had been turned to pasture, upon payment in default of a fine of 100*l*. There exists also in the Record Office the draft of a proclamation, already mentioned, ascribed to 1514 (of the publication of which, however, there is no certainty), which hits the case of those who since 1485—the year also fixed by the decree of Chancery—had consolidated

[1] Appendix I. p. 497.

holdings and converted them to pasture without incurring any statutory penalty by a demolition of houses.[1] It is true that the penalty under the decree of Chancery was the purely arbitrary sum of 100*l.*, while upon this point the draft proclamation is incomplete. It may be that so enormous a fine may have been fixed because the legal penalties were evidently inadequate, or by way of exaltation of the prerogative over the limitations of the statute law. But this was in 1518, and in 1517 the commissioners would probably have conducted their inquiries, in accordance with the instructions of the Court, with an anticipation of the infliction of such penalties as had been already assigned to similar operations under existing Acts of Parliament. Certainly those inquiries could have had no relevance to a penalty of later date which itself bore no proportion to the magnitude of the profits gained by infraction of the law. It can scarcely be doubted, therefore, that the valuers applied the same principles throughout their returns and with a view to the enforcement of penalties calculated on the statutory basis, whether that enforcement should take effect under the statutes or, on the other hand, by the action of the Privy Council or by the Star Chamber,[2] in those cases where a statutory exemption could be set up. That the commissioners bore in mind some instructions beyond the tenour of their commission is apparent from the circumstance that whereas their commission restricted them to the retrospective limit of Michaelmas 4 H. VII. (1488) they return inclosures from 1485, which was even beyond the retrospective limit of the statute of 1489,[3] [4] but the limit fixed

[1] I have since found that this point was actually taken, by way of demurrer, by the Abbot of Peterborough in the Court of Chancery in 1518, when summoned for inclosure at Lynecoldnam, Northants. MS. R.O. Chancery (C.L.) pleadings, H. VIII. Tillage, no. 28.

[2] The Star Chamber might perhaps act under the clause of the statute Pro Camera Stellata (3 H. VII. c. 1) which empowered it to order inquests to inquire into the concealment of other inquests, &c. But the court early extended its jurisdiction beyond its statutory limits, especially in cases of inclosure, as the records of the court in the Record Office amply show. See an article by the writer in the *Eng. Hist. Rev.* viii. 684, on 'The Security of Copyholders in the fifteenth and sixteenth centuries.'

[3] 'Within iij yeres past' (4 H. VII. c. 19).

[4] It looks as though a mistake had been made in the terms of the

by the proclamation to which reference has already been made and thereby to some extent evidence that it had actually been published.

Such being presumably the principle upon which these returns would be made by officials conversant with the law, it remains to be considered how far the Returns do in fact disclose its application. Here we are dependent upon fortunate lapses from uniformity. At Cranwell, Bucks (p. 174), one messuage was decayed and 60 acres of land converted to pasture: 'Et mesuagium et terre ille sic in ruinam converse valent per annum triginta solidos.' As the messuage is described as 'in decasu et ruina,' it may be inferred that the rental value was only that of the land as converted. The variation from the ordinary form was perhaps due to the valuer's solicitude to distinguish the rental value given as not that of the entire holding of 120 acres, but of that part of it only which had been converted to pasture. A less equivocal instance is to be found at Tachebroke Malory, Warwickshire (p. 407), where the Return sets forth that the incloser had destroyed eight messuages and one cottage in the emphatic words 'prosterni proici et devastari fecit.' It continues: 'Et dicunt quod mesuagia et terre arrabiles in pasturam conuerse valent per annum vltra reprisas decem et nouem libras.' Clearly no valuation of rental value could be made of houses which had been razed to the ground ten years before: cp. the case of Hoggeshawe and Fulbroke, Bucks (p. 192), and Burnham, Bucks (p. 184). At Allesley, Warwickshire (p. 435), and frequently elsewhere, the expression 'Et tenementa et terre ille valent per annum quadraginta solidos' may at first sight be ambiguous. But there the messuage had been in decay for two years past, its inhabitants having been evicted. Nor does 'tenementa' necessarily imply a house,[1] the expression

commission, and that a reference had been intended to the Act 4 H.VII., while, as the commission was drawn, the passing of the statute and not the retrospective limit fixed by it was made the date of departure for the commissioners' inquiries.

[1] '*Tenementum*, tenement, is a large word to passe not only lands and other inheritances which are holden, but also offices, rents, commons,

amounting to nothing more than a legal hendiadys. At Wormeleighton, Warwickshire (p. 403), we find 'Et tenementa predicta tempore quo sic inclusa fuerunt.' At Grafton, Warwickshire (p. 406), the incloser 'messuagium illud vastari et ruina perire et sic ruinosum permanere permisit.' The Return continues: 'Terrasque predictas [by mistake for terreque predicte] cum predicto mesuagio devastato nuper dimisse valent per annum quinquaginta et tres solidos et octo denarios.' In this case there is scarcely room for doubt that the rental value was that of the land exclusively. A very exceptional example occurs at Purston, Northants (p. 301). The Return records that six messuages, occupied with 280 acres of arable land, were all razed to the ground as long before as 1495 ('mesuagiaque illa ad terram prosterni et devastari fecerunt') and the land converted to pasture. It then uses of five of the messuages, taken severally, the formula 'et predictum mesuagium et predicte . . . acre que cum eo locari et occupari solebant val*ent* per annum' &c. Of one of them the form used runs: 'Et predictum mesuagium vocatum Marchalles et terre predicte que cum eodem mesuagio locari solebant valent per annum quadraginta solidos et nunc annui valoris vndecim librarum vnde mesuagium illud et quadraginta acre terre tenentur de [blank] et decem acre terre tenentur de [blank].' Here the messuage undoubtedly appears to be treated as still in existence, and the whole entry seems to point to all of them having been rebuilt. At any rate, the meaning of the return is so doubtful that I have thought it best to exclude these entries from those which go to make up the data for estimating average rental values. If it be, as is very possible, intended in this case that the houses should be valued as intact, then this is the exception that proves the rule, and the legal maxim 'expressio unius est exclusio alterius' applied to this case supports the interpretation generally adopted. The general meaning of the

profits apprender out of lands, and the like, wherein a man hath any frank tenement, and whereof he is seised ut de libero tenemento.'—Coke upon Littleton (ed. 1832), I. 6 *a*.

record I hold to be that explicitly stated in the case of Byrdyston, Bucks (p. 162, *infra*): 'Et tenementa illa sic inclusa *et vastata* modo valent per annum quadraginta libras.' This is confirmed by the careful statement made as to Trapeston, Northants (p. 276, *infra*). Here five cottages 'que ad sustentacionem agriculture a tempore quo non extat memoria manutenebantur' were thrown down, and the land, to judge from this recital and the increased rental value, inclosed to pasture. 'Que quidem cotagia et terre predicte antequam cotagia illa prosternebantur fuerunt annui valoris quindecim solidorum et iam valent per annum viginti solidorum [*sic*].' This surely refers the 'valent' of the common form to the state of things as existing at the time the presentments were returned.

A reference to the subsequent proceedings in the Court of Exchequer throws no light upon the difficulty. In Michaelmas Term 11 H. VIII. (1520), Sir John Hampden applied for a writ of supersedeas in the Exchequer for inclosure at Aston Molent, Bucks. The Record recites the presentment of the commission of 1517 and the suit of the king for half profits of the messuage and 60 acres arable so returned.[1] Not one step outside the wording of the Chancery Returns is taken. There is, however, a case heard in the Exchequer in Hilary Term 13 H. VIII. (1522), in which, the defendant having challenged the presentment of the commissioners and claimed the verdict of a jury upon the issues, the whole proceedings are set out. The defendant, Thomas Purfrey, had been presented by the commission of 1518 for decaying a messuage, and converting to pasture 30 acres of land in Dreyton, Leicestershire. 'Tenementaque illa ante inclusuram & conuersionem predictam fuerunt annui valoris xxvj^{s} viij^{d} & modo racione inclusure & conuersionis terrarum predictarum in pasturam valent per annum iiij libras.' A *scire facias* was issued for the appearance of the defendant in Chancery in the quindene of St. Hilary to show cause why half the annual value &c. *of the messuage* and land *till the*

[1] Exch. Q. R. Mem. Roll 299, M.T. 11 H. VIII. m. 23 dorso.

Comparative Table showing the Rental Values of inclosed Arable and Pasture, and the Total Average Rental Values of Land classified according to Tenures and Tenancies[1]

County	Lay land															Ecclesiastical land													
	Land in hand of lords of manors			Land in hand of free-holders			Copyholds			Leaseholds			Farm tenancies			Land in hand of lords of manors			Land in hand of free-holders			Copyholds			Leaseholds			Farm tenancies		
	Arable	Pasture	Total Average	Arable	Pasture	Total Average	Arable	Pasture	Total Average	Arable	Pasture	Total Average	Arable	Pasture	Total Average	Arable	Pasture	Total Average	Arable	Pasture	Total Average	Arable	Pasture	Total Average	Arable	Pasture	Total Average	Arable	Pasture	Total Average
	d. per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre	*d.* per acre
Berks	13	4½	7½	10	8½	9	6½	13	8½	10¾	16	10¾	9¾	7½	9	7¼	6	7	10¼	—	10¾	5¼	7¼	5¼	6	7	6¼	6	8	6¾
Bucks	6	18	17¾	10½	9½	10	—	—	—	10½	7½	8½	8¼	11¼	11¼	6¾	8	7¾	11¼	6¼	10	—	6	0	—	3½	3¾	12	24	24¼
Leicestershire	—	28¼	28¼	15	21	20½	—	—	—	—	6½	6½	—	8	8	8	10½	15½	—	22	22	—	—	—	—	—	—	—	—	—	—
Northants	8½	9½	9½	5¼	7	6½	—	8½	8½	8	10¼	10¼	—	8¼	8¼	11¼	11¼	11¼	6¼	12¾	11¾	—	—	—	—	22	22	—	—	—
Oxon	—	11	11	6	16½	12¼	—	—	—	7¾	7¼	7¼	6½	10¼	9	7	10¼	10¼	4	12	9¼	—	—	—	11	6½	8	11	10¼	10½
Warwickshire	16¾	20½	20	10	11	10¼	—	—	—	5¼	8	7¼	—	22½	22½	—	—	—	—	8	8	—	—	—	12	12½	12½	12	8	10¼
Beds	14	—	14	9½	10	9¾	—	8	8	—	9¼	9¼	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total average[1] rental values per acre	11¾	15¼	15½[2]	9½	12	11¼	6½	9¾	8¼	8½	9¼	8½	8¼	11½	11½	7½	9¾	9¾	7½	12¼	12	5¼	6¾	5¼	7¼	10¼	10½	10¼	12½	12½

[1] The averages are of course formed only from those counties from which returns are made. [2] The apparent identity of the total average with the higher of the two component averages is due to the circumstance that the results have been worked out to the nearest whole farthings and not to decimals. [3] The total average rental values of arable and pasture together in some instances appear disproportionate to the component averages, owing to the disproportionate areas of arable and pasture respectively, on which the rental values are calculated.

Treating each of the above results as units, we get the following averages (reduced to decimals).

	Arable per acre *d.*	Pasture per acre *d.*
Lay land	8·9	11·5

	Arable per acre *d.*	Pasture per acre *d.*
Ecclesiastical land	8·05	10·4

messuage should be rebuilt should not go to the king ('quare medietas cum pertinenciis a predicto octauo die Marcii [1515] vsque nunc & ex nunc donec et quousque mesuagium predictum reedificatur siue reparatur nobis responderi non debeat iuxta vim formam & effectum cuiusdam actus,' &c.) (4 H. VII. c. 19). Most unfortunately, here, as in all other cases, no specific statement of the sum claimed by the Crown appears.[1] The claim, as it stands, is a claim for the half value of what was not in existence, a habitable house, and involves a legal antinomy. It is difficult to resist the conclusion that the sum really demanded was, notwithstanding the formula, the sum already seen to have been legally claimable under the Act—viz. 'halfe the value of thyssues and profytes of any suche Londes.' The reason for the recital of the decay of the messuages was, not to set up a claim in respect to them, but to found upon the decay of the house, in itself a substantive misfeasance, a claim to the half profits of the land, whether that land had been converted to pasture or not, according to the terms of the statutes.[2]

With these explanations we are now free to look at the results, as summarised in the Table on p. 62 and the following Tables.

It may be, however, more convenient to throw together the components of the great class of landownerships on the one hand and of tenancies on the other, and to show, distinguishing between lay and ecclesiastical lands, at what rental values lands were held in hand or let to tenants respectively.

[1] *Ibia.* 301 H.T. 13 H. VIII. m. 33.

[2] Since the above was written I have had the opportunity of examining the newly discovered Placita in Cancellaria $\frac{1}{3}\frac{1}{5}$ (see p. 4, *supra*), some of which distinctly confirm my conclusion. For instance, a finding of the Inquisition of 1518 for Northants is set out in a writ of *scire facias* for inclosures by Joan Quadryng, widow, at Fawcote, as follows: Et sita predictorum trium mesuagiorum adhuc vastatorum remanencium & terre cum eis nuper tradite valent' &c. In a similar writ of 1518 against Thomas Lovett for inclosures at Wapyngham, Northants, I find: 'Et situs mesuagii combusti predicti et terra &c. valent' &c. Nevertheless, the usual form calling on the defendants to show cause against forfeiture of the half profits of the messuage &c. is retained.

AVERAGE RENTAL VALUES OF COUNTIES COMPARED

County	Lay ownership				Ecclesiastical ownership			
	Land in hand of owners		Land let		Land in hand of owners		Land let	
	arable per acre	pasture per acre	arable per acre	pasture per acre	arable per acre	pasture per acre	arable per acre	pasture per acre
	d.	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*
Berks. . .	$10\frac{3}{4}$	$7\frac{1}{4}$	$9\frac{1}{2}$	$9\frac{3}{4}$	$9\frac{1}{2}$	6	$5\frac{3}{4}$	$7\frac{1}{2}$
Bucks . .	$10\frac{1}{4}$	$15\frac{3}{4}$	$10\frac{1}{4}$	$9\frac{3}{4}$	$10\frac{1}{4}$	$7\frac{3}{4}$	12	$13\frac{3}{4}$
Leicestershire .	15	$25\frac{1}{4}$	—[1]	7	8	20	—[1]	—[1]
Northants . .	$6\frac{3}{4}$	$8\frac{1}{4}$	8	$9\frac{1}{4}$	9	12	—[1]	22
Oxon . . .	6	$13\frac{1}{2}$	7	$8\frac{1}{2}$	$5\frac{1}{2}$	$10\frac{1}{2}$	11	9
Warwickshire .	$14\frac{1}{4}$	$18\frac{3}{4}$	$5\frac{1}{4}$	$13\frac{1}{4}$	$4\frac{3}{4}$	$7\frac{1}{2}$	12	$12\frac{1}{4}$
Beds . . .	12	10	—[1]	9	—[1]	—[1]	—[1]	—[1]

[1] No returns.

Here the order of the counties from the point of view of rental values of land appears to be Leicestershire, Bucks, Warwickshire, probably Northants, Oxon, and Berks. The figures of Beds are insufficient to form a judgment.

If we omit those counties from which the returns are insufficient to frame an average, there remain four only, viz.:

County	Lay ownership				Ecclesiastical ownership			
	Land in hand of owners		Land let		Land in hand of owners		Land let	
	arable per acre	pasture per acre	arable per acre	pasture per acre	arable per acre	pasture per acre	arable per acre	pasture per acre
	d.	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*	*d.*
Berks . .	$10\frac{3}{4}$	$7\frac{1}{4}$	$9\frac{1}{2}$	$9\frac{3}{4}$	$9\frac{1}{2}$	6	$5\frac{3}{4}$	$7\frac{1}{2}$
Bucks . .	$10\frac{1}{4}$	$15\frac{3}{4}$	$10\frac{1}{4}$	$9\frac{3}{4}$	$10\frac{1}{4}$	$7\frac{3}{4}$	12	$13\frac{3}{4}$
Oxon . . .	6	$13\frac{1}{2}$	7	$8\frac{1}{2}$	$5\frac{1}{2}$	$10\frac{1}{2}$	11	9
Warwickshire .	$14\frac{1}{4}$	$18\frac{3}{4}$	$5\frac{1}{4}$	$13\frac{1}{4}$	$4\frac{3}{4}$	$7\frac{1}{2}$	12	$12\frac{1}{4}$
Totals . .	$41\frac{1}{4}$	$55\frac{1}{4}$	32	$41\frac{1}{4}$	30	$31\frac{3}{4}$	$40\frac{3}{4}$	$42\frac{1}{2}$

Treating each of the four counties as an unit, the average rental values are:

—	Lay ownership				Ecclesiastical ownership			
	Land in hand of owners		Land let		Land in hand of owners		Land let	
	arable per acre	pasture per acre	arable per acre	pasture per acre	arable per acre	pasture per acre	arable per acre	pasture per acre
—	*d.* $10\frac{1}{4}$	*d.* $13\frac{3}{4}$	*d.* 8	*d.* $10\frac{1}{4}$	*d.* $7\frac{1}{2}$	*d.* 8	*a.* 10	*d.* $10\frac{1}{2}$

which bring out the remarkable result that while the average rental values of lands in the hand of owners are considerably lower in the case of ecclesiastics than in that of lay owners, the rents of lands let by ecclesiastics are higher. It is possible that the explanation is that ecclesiastical bodies let their best land and farmed their worst, while the lay landowners more frequently engaged in farming on their own account. At any rate, the figures run counter to the tradition (probably accounted for by the rise of rents due to other causes after the Dissolution) that the religious houses were easier landlords. Taking the last figures as basis, the average percentage by which the value of inclosed pasture per acre exceeds that of inclosed arable is as follows:

Lay ownership		Ecclesiastical ownership	
Land in hand of owners	Land let	Land in hand of owners	Land let
Per cent. 34·1	Per cent. 28·1	Per cent. 6·6	Per cent. 5

Let us now compare those cases in which the commissioners have recorded the rental value of the land as open and arable and its rental value when inclosed and converted to pasture. They are as follows:

County	Parish	Rental value per acre of land as open and arable	Rental value per acre of land as inclosed to pasture	Increase per cent. in rental value per acre
		d.	*d.*	
Bucks	Byrdyston	7¾	24	209·6
,,	Stanton Barey	13¼	20	50·9
Northants	Peterborough	6	20	233·3
,,	,,	6	19	216·4
,,	,,	6	24	300
,,	,,	6	19	216·4
,,	,,	6	20	233·3
,,	,,	7	24	242·8
,,	,,	6	15	150
,,	Trapeston	4½	6	33·3
,,	Elynton	8	24	200
,,	Kyrkby	7	8	14·2
,,	Purston	13¼	17	28·3
Oxon	Churchehull	12	32¾	172·9
Warwickshire	Wormeleighton	40	60	50
	Average	9·9	22·1	123·2

Taking each of the above entries as units, this gives an average of 123 per cent. as the increased value of inclosed pasture as compared with open arable. It must be borne in mind, however, that these cases have been obviously selected for mention as exceptional. This is made quite clear by a comparison with the average rental values already given, which, it must also be remembered, include these cases. The difference between inclosed pasture and inclosed arable was, of course, much less, being, as the next Table shows, on an average 28 per cent., and in some counties the balance of advantage was the other way. The Returns are evidence that Professor Rogers's estimate of 6*d.* as the average rental value of land at this period is considerably below the mark, his results having been arrived at chiefly from acquaintance with the accounts of the under-rented land of the colleges of Oxford and Cambridge.[1]

The comparative force of the inducement to inclose to pasture in the various counties from which adequate data are returned can be estimated from the following Table, which

[1] Rogers, *H. A.* iv. 128.

comprises both lay and ecclesiastical lands. The counties are in the order of the proportion of pasture to total inclosures, beginning with the highest.

County	Inclosed arable: average rental value per acre	Inclosed pasture: average rental value per acre	Percentage of difference of average value per acre of pasture as compared with inclosed arable	Proportion per cent. to total inclosures returned. Arable	Proportion per cent. to total inclosures returned. Pasture
	d.	*d.*			
Leicestershire .	13½	22¼	+64·8	11·007	88·9
Warwickshire .	12	16¾	+39·5	11·03	88·8
Northants .	7¼	10¼	+41·3	13·4	86·5
Bucks . .	10¼	14¼	+39·02	18·4	81·5
Oxon . .	7½	10½	+40	25·9	74·01
Beds . .	12	9½	−20·7	31·3	68·6
Berks . .	9	7¾	−13·8	61·04	38·5
Average .	10·21	13·03	+27·62		

This Table brings out the relation we should expect to find between the rental value of pasture in a county and the force of this part of the inclosing movement. In Leicestershire, where the proportion of inclosures and conversions to pasture stands highest, the profits arising out of conversion are highest. It illustrates the advanced position held by Warwickshire in the inclosing movement that its proportion of inclosure to pasture rivals that of Leicestershire, while the pecuniary inducement has already fallen—owing presumably to the necessity of having recourse to inferior soils for pasture—from 64 to 39 per cent. Northants comes next, both with its rate of profit and the proportion of inclosures and conversions which were stimulated by it. Buckinghamshire (though not so markedly as Warwickshire) shows symptoms of an advanced degree of inclosure, the rate of profit on conversion to pasture being slightly less than that of Oxfordshire, but the proportion of pasture 81 as compared with 74 per cent. Berkshire shows a slightly superior rate of profit on arable, with the natural consequence that 61 per cent. of its inclosures are arable. The only anomalous figures are those of the comparatively scanty returns for Bedfordshire, where the

superior profit on arable is greater than in Berkshire, and where we should, in consequence, have expected a larger proportion of arable inclosed than actually appears to have been the case. Treating each county as an unit, the improved profits on inclosure and conversion to pasture as compared with inclosure of arable average nearly 28 per cent.

The comparative inducement to the inclosure of open arable as arable and to the inclosure and conversion of open pasture to pasture—that is, of inclosure *sans phrase*—is estimated by Fitzherbert as the difference between 50 marks and 50 pounds a year. This represents the profit to be made by the inclosure of a township of mixed husbandry. The difference is 50 per cent. If we take the Table on p. 66, which gives us the rental value of open arable land, eliminating the exceptional case of Wormeleighton, we get an average of 7·76*d.* per acre. The Table on p. 67 shows us an average rental value of 10·21*d.* per acre on inclosed arable land. The difference is 2·45*d.* per acre ; in other words, the rental value of inclosed arable exceeded the rental value of open arable by 31·57 per cent. Now from the same Table on p. 67, we see that the average rental value of land inclosed to pasture exceeded the average rental value of inclosed arable by 27·62 per cent. The total average percentage of improved rental value of land inclosed to pasture over open arable would be 66·78 per cent. in all, that being the percentage by which 13·03*d.* (representing on this basis the average rental value of inclosed pasture), which is 27·62 per cent. in excess of 10·21*d.*, the rental value per acre of inclosed arable, exceeds 7·76*d.* the average rental value of open arable. What the improved rental value of land inclosed to pasture over open pasture may have been we have no data for ascertaining ; but we can say at any rate that the figures suggest that Fitzherbert was well within the mark.

Another noticeable point in this Table is the relation between the rental value of inclosed pasture in the various counties and the comparative value of wool as assessed by Parliament in 1454.[1] For the sake of convenience I arrange

[1] Rogers, *H. A.* iii. 704.

the order of the counties in the order of rental value of inclosed pasture, beginning with the highest, and similarly in the order of value of their wool in 1454.

Order of counties by rental value of pasture in 1517–18	Rental value of inclosed pasture per acre	Assessed value of wool per sack in 1454	Order of counties by assessed value of wool in 1454
	d.	*s.* *d.*	
1. Leicestershire .	22¼	86 8	1. Berks, Oxon
2. Warwickshire .	16¾	86 8	
3. Bucks . .	14¼	80 0	2. Leicestershire, Warwickshire
4. Oxon . . .	10½	93 4	
5. Northants . .	10¼	80 0	3. Beds, Bucks, Northants
6. Beds . . .	9½	80 0	
7. Berks . . .	7¾	93 4	

This comparison yields the most remarkable result that the pasture of the county which in 1450 produced the most highly valued wool is of the lowest rental value, while its companion in the quality of wool, Oxfordshire, appears a poor fourth on the list. It may, of course, be that in the interval Leicestershire and Bucks had improved their breed of sheep, while that of Berkshire and Oxfordshire had fallen back ; but such evidence as we have is to the contrary.[1] There is another possible solution of the puzzle. I have elsewhere noticed that there appeared to be a tendency on the part of the commissioners, or possibly of official valuers who may have been deputed to assist the juries in their estimates, to assess somewhat highly the land in hand of owners. Since under the Act of 1489 (4 H. VII. c. 19), on which, as we know from the Rolls of the Exchequer, the Crown proceeded, it was lawful upon default for the king or other immediate

[1] I have a number of notices of prices and qualities of wool collected from various undated documents, which, however, appear to belong to some thirty to forty years later than 1517. Of these one, about 1547, says : 'Cotswold wull in Gloucester and Oxford shires, Berkes wulles in Barkeshire, Warwicke and Buckingham shire and in the west parte of Northamptonshire. Kesten and Lynsaie growith in Lincoln, Leycester, Rutland, Bedford, Huntington shires and in the east partes of Northamptonshire.' *S. P. Dom.* E. VI. ii. 15-17. All these lists agree in ranking Cotswold and Berkshire as, after Leicester and Marche, the highest priced wools in England. *S. P. Dom.* H. VIII. ix. Append. 20 (4), (5). Schanz, *Engl. Handelspolitik*, ii. 569. MS. B.M., Vesp. ix. 14.

overlord 'to resceyve yerely halfe the value of thyssues and profytes of ony such Londes,' a high valuation was of importance to the Crown.[1] It is remarkable that a list of the counties drawn up in order according to the proportionate area of land held in hand by the landowners presents some remarkable points of similarity with the order as determined by rental values. The following Table shows this.

TABLE SHOWING THE PROPORTION PER CENT. OF LAND IN OWNERS' HANDS (LAY AND ECCLESIASTICAL TOGETHER) AND LAND LET, RESPECTIVELY, ARRANGED IN ORDER OF GREATER PROPORTION OF AREAS IN OWNERS' HANDS

County	Land in owners' hands. Acres	Proportion per cent.	Land let. Acres	Proportion per cent.
Leicestershire .	2,838	94·6	160	5·3
Northants . .	7,552[1]	87·4	1,085[1]	12·5
Warwickshire .	6,655	83·7	1,293	16·2
Bucks . . .	6,882	76·5	2,103[1]	23·4
Beds . . .	602	73·2	220	26·7
Oxon . . .	3,263	38·07	5,307	61·09
Berks . . .	2,156	32·5	4,459	67·4

[1] Half acres omitted.

If we compare this Table with that which precedes it, we see some remarkable coincidences. It would be too much to expect a correspondence of mathematical accuracy; but it is remarkable that both in the list of counties ranged in succession according to their respective rental values and here Leicestershire leads while Berks is last. Warwickshire and Bucks in both hold middle places. Northants, it is true, shifts its position. From Beds the returns are scarcely full enough to warrant any very certain conclusions.

Let us compare this result with a Table of the order in which the counties follow when arranged, not according to rental values, which include land in owners' hands, but according to the actual rent of inclosed pasture let.

The order then stands:

[1] I interpret the statute as giving an additional right to a landlord to recover against a tenant over and above any proceedings he might take for waste.

County	Average value per acre of inclosed pasture let
	d.
Warwickshire	$12\frac{4}{4}$
Northants	$11\frac{1}{4}$
Bucks	$10\frac{1}{2}$
Beds	9
Oxon	$8\frac{3}{4}$
Berks	$8\frac{1}{2}$
Leicestershire	7

Here we have the astonishing result that Leicestershire is deposed from the first to the last place. Highest in rental value, it is lowest in the rents actually received per acre.

These three Tables taken together throw a light upon the social condition of the several counties. The difference between the habits of the landowning class in Leicestershire and Berks is extraordinary. In Leicestershire they are everywhere farming their own land, and after making what allowance we may for the consequent assessment of valuations made on behalf of the Crown, there still remains room for the inference that the land held in hand by them was the best, and the land let to tenants the worst. In Berks and Oxon, where the quality of the wool was exceptional, the landowners had apparently long been content to delegate pastoral pursuits to their dependents and had accepted traditional rents. In Warwickshire the quality of land seems to have been high throughout. The landlords were actively engaged in farming and they exacted high rents. If we remove Leicestershire from consideration (and it is to be observed that the average rent paid in this county is obtained from two instances only), we find, with the exception that Warwickshire and Northants shift their position one to the other, an absolute identity in the succession of counties determined by the proportion of land in hand of owners and in that arranged according to rent paid. The conclusion is clear. The farming owner exacted high rents; the sleeping partner in agriculture was content with a lower rate of return irrespective of the value of the produce raised.

8. The areas from which returns of inclosures are made are calculated in the Introductions to the several counties. A rough comparative view of the extent of the Returns, as they

now exist, in the case of the five principal counties may be arrived at by comparing the number of parishes to which they relate with the number of parishes in the county. These have been largely multiplied since the great increase of population which began with the expansion of industry a century ago, and it will therefore be best to take the number given in the earliest authority I find available, Cox's 'Magna Britannia,' published in 1720. Even then it is probable that the number of parishes had increased since the sixteenth century. By way of compensation, I have reckoned each place as a parish, it being scarcely possible to ascertain its exact status at the time of the Inquisition, so that the two excesses may be taken to balance one another. Subject to these qualifications, and always remembering both that the comparison can but be approximate and that the Returns, especially for Northants, are incomplete, the Table works out as follows:

County	No. of parishes	Parishes from which returns exist	Percentage of parishes returned to number of parishes in county
Berks	140	92	65·7
Bucks	185	79	42·7
Warwickshire	158	65	41·1
Oxon	280	91	32·5
Northants	326	71	21·7

Leaving Northamptonshire out of the account, it would appear from this that the inclosures returned are most widely distributed in Berks; Bucks and Warwickshire come next, *longo intervallo*, and are followed by Oxon. But if we compare this with the Tables showing the proportions of inclosures to the hundreds of the counties from which returns of inclosures were made, we find a remarkable uniformity in the frequency with which a traveller would observe their presence.

County	Proportion per cent. of areas returned as inclosed to areas of hundreds from which returns are made
Berks	1·53
Bucks	1·93
Northants	1·41
Oxon	1·83
Warwickshire	1·39

These figures show that it would not be possible on a superficial survey to assert that one county, such as Bucks, was, and another, such as Warwickshire, was not, an inclosed county. These five counties, at any rate, were sufficiently near to one another in this respect to justify their grouping by Wolsey under this commission.

9. In the case of each county separately I have analysed the part played by ecclesiastics and laymen respectively in the work of inclosure. As I have shown elsewhere[1] to be the case, where the work was not actually undertaken by the landlord it was executed with his licence, tacit or expressed. The proportions in which in the several counties lay and ecclesiastical landlords were responsible for the movement appears in the following Table, the counties being ranked according to the proportion of inclosures on ecclesiastical lands.

County	Proportion of inclosures on ecclesiastical land	Proportion of inclosures on lay land
Oxon	35·16	64·83
Northants	28·72	71·27
Berks	25·66	74·33
Leicestershire	19·77	80·22
Warwickshire	15·72	84·27
Bucks	10·56	89·43
Beds	7·29	92·7

The high place taken by Northants is due to the numerous inclosures by the Abbots of Peterborough. It is probable, therefore, that had the entire returns for this county been preserved, the proportion of inclosures on ecclesiastical land would have been smaller, and Berks, the home county of the opulent Abbeys of Abingdon and Reading, would have taken the second place.

10. It will have been understood that in the case of those counties which are not analysed in the full number of Tables which have been drawn up for the Counties of Berks, Bucks, Northants, Oxon and Warwick,[2] the absence of certain Tables is due to insufficiency of data upon which to frame them. So far as possible, uniformity of tabulation has been preserved throughout. The areas of the virgate and carucate have

[1] *Trans. R. H. S.* 1893, p. 128. [2] See p. 4, *n.* 1, *supra.*

been obtained by striking averages in the usual way from the data of the MS. In Table XIV., however, the plan has been adopted of treating each place-entry as an unit, which may account for some slight discrepancies.

V.

THE COMMISSIONERS AND CLERKS.

The Commissioners assigned in May 1517 to the counties of Oxon, Berks, Warwick, Leicester, Beds, Bucks and Northants were three in number: John Veysey, 'Dean of our Chapel,' Sir Andrew Wyndesore and Roger Wegeston, late of Leicester. Of these the recitals show that John Veysey was always regarded as chairman.

John Veysy, Veysey or Voysey, LL.D., *alias* Harman or Hermon, was sometime Fellow of Magdalen College, Oxford (Wood, 'Ath. Oxon.' ii. 761). In a patent of Nov. 22, 1514, he is styled Dean of the Chapel Royal ('Dean of the Chapel of the Household,' 'S. P. Dom. H. VIII.' ii. 4298) and made canon and prebend of St. Stephen's, Westminster ('S. P. Dom. H. VIII.' i. 5609, 5623).[1] According to Le Neve ('Fasti,' iii. 373), he was appointed Dean of Windsor by patent of Sept. 28, 1515 (cp. 'S. P. Dom. H. VIII.' ii. 957). In 1515 he opposed both Wolsey and the Convocation of Canterbury upon the constitutional questions arising out of Hunne's murder, maintaining the jurisdiction of the royal judges over criminous clerks (see 'S. P. Dom. H. VIII.' ii. 1313, 1314). His courage and loyalty marked him out as a fit representative of the Crown upon an inquiry which was not likely to be popular with the aristocracy or rural gentry. In the same year (1517) he received a grant of lands at Sutton Coldfield, Warwickshire, the place of his birth and death (Dugdale's 'Warwickshire,' p. 640). In 1519 he became Bishop of Exeter (MS. R.O., Q.R. Exch. Mem. Roll 301, T.T. 13 H. VIII. m. 10 dorso). This promotion may be taken as the reward of his active service during the two years preceding. He lived to be himself pre-

[1] For an account of St. Stephen's see Churton's *Life of Bishop Smyth*, p. 32.

sented by King Edward's commissioners of 1549 for inclosure at Sutton Coldfield, a proceeding which he amply justified (MS. Dugd. Bod. Libr.) He finally retired,[1] and was buried there (Dugd. 'Warwickshire,' pp. 641–3).

Sir Andrew Wyndesore, the second commissioner, had risen to favour under Henry VII., at the close of whose reign we find him Keeper of the Great Wardrobe, an office which he continued to hold under Henry VIII. ('S. P. Dom. H. VIII.' i. 5490). He was a friend and trustee of the will of Edmund Dudley, attainted in 1510 (*ibid.* 1212, 1484, 1965, 5427). Soon after Henry VIII.'s accession he received the grant of the co-stewardship of the manor of West Thurrok, Essex (*ibid.* 443). He raised men for the war against France in 1512 (*ibid.* 3231, 4237), and in 1514 was appointed a commissioner to survey the navy (*ibid.* 5316, 5317). He was repeatedly in the commission of the peace, for Berks (*ibid.* 5684 &c., ii. 202 &c.), Bucks (i. 3310, &c.), Hants (i. 4159, &c., ii. 170, &c.), Middlesex (i. 3552, &c., ii. 427, &c.), so that he probably held land in two of the counties included in this commission. Soon after his nomination as commissioner, and while he was in the discharge of his duties, he incurred the disfavour of Wolsey under circumstances narrated in a very characteristic manner by that minister to the king. As the letter gives some account of Sir Andrew, and also of another person who figures largely among the inclosers of Buckinghamshire, I reproduce a portion of it here. After congratulating the king on the tranquillity of the country, Wolsey adds: 'Albeit there hath lately, as I am informed, been a fray between Pygot your serjeant & Sir Andrew Windsor's servants for the seisin of a ward whereto both they pretend titles. I trust at the next term to learn them law of the Star Chamber, that they shall ware how from thenceforth they shall redress their matter with their hands. They be both learned in the temporal law, and I doubt not good example shall ensue to see them learn the new law of the Star Chamber, which, God

[1] For Bishop Latimer's sarcastic comments on his retention of the bishopric after his retirement see the 'Last Sermon preached before Edward the Sixth' (Parker Society, p. 272).

willing, they shall have indifferently ministered to them according to their deserts' (Wolsey to H. VIII. Aug. 1517, *ibid.* ii. Append. 38). Nevertheless Sir Andrew appears not to have lost favour at Court, for in October 1518 he is found witnessing, in his capacity of Privy Councillor, the Treaty of Universal Peace and that for the marriage between the Princess Mary and the Dauphin (*ibid.* ii. 4469, 4475). He was created Lord Windesore in 1529, and died in 1543.

The third commissioner was Roger Wegeston, 'late of Leicester.' His name is spelt in a great variety of ways. 'Roger Wigston, descended from a family of the Wigstons in Leicester, divers whereof were merchants of the Staple. Which Roger (being a lawyer, I suppose, for he was steward to the monastery of Pinley in this county), by his will dated 34 Hen. VIII., bequeathed his body to be buried in the church of Wolston, having been sheriff of this county and Leicestershire in 33 Hen. VIII., and in commission of the peace for divers years' (Dugdale's 'Warwickshire,' p. 27). 'He was lord of the manor of Wolston in Warwickshire' (Nichol's 'Leicestershire,' i. 471). Together with his brother (*ibid.* 474), William Wigston or Wygeston of Leicester, jun., merchant of the Staple of Calais, Thomas Wigeston, clerk, and another, he received licence in 1511 to found a chantry in the collegiate church of St. Mary, Newark, Leicester ('Br. Cal.' i. 1672). In 1513 he joined in the foundation of a hospital in Leicester 'to be called the hospital of William Wygeston,' the name of his father (*ibid.* 4345, 5578). His reward for his services in this Inquisition was a joint receivership-general of all possessions in the king's hands by the minority of heirs, which, with the elastic notions of the duty of such trustees prevalent in those days, must have been a place of great emolument. The grant is dated Jan. 17, 9 H. VIII. ('S. P. Dom. H. VIII.' II. ii. 3914, Nichol's 'Leicestershire,' i. 472). In 1522 he sat as member of Parliament for the borough of Leicester. In 1527 he received from the Crown a grant of the half rents and profits forfeited under the Act 4 H. VII. c. 19, for inclosures upon the lands of the Knights Hospitallers at Fulbroke, Bucks. This grant is printed in the

Appendix[1] from the MS. of the Exchequer Memoranda Roll. It is the more remarkable because it appears to conflict with an earlier grant, dated 1523, to the Prior and Brethren of St. John of Jerusalem in England in which the king confirms the charter of 1381, conceding in very wide terms exemption from forfeitures for various offences, including 'vastum.'[2] He was enriched by the dissolution of the minor monasteries, of which he was commissioned a visitor. In 1529 and 1536 he was returned to Parliament for Coventry, and again in 1541, in which year he was sheriff for Warwickshire and Leicestershire. He died in 1542. There are several references in Dugdale's 'Warwickshire' to the acquisition of landed property by him and by his son William, who was knighted by Queen Mary.[3]

The names in the marginal notes, other than the names of places or of inclosers and their landlords, are the names of the clerks ordered to take proceedings. The names which occur are Croke, Dauyson, Giles or Gilles, Jef[son], Leder, Nan[son], Rodes, Tre[vethen] and Welles, nine in all. Now the 'Act that the six Clarkes of the Chauncery maye marry' (14 and 15 H. VIII. c. 8) gives us the names of those important officials in 1523. They were John Trevethen, Richard Welles, Olyver Leder, John Croke, William Jefson and John Lymsey. Of these, it will be observed, all but the last appear by their names, or the abbreviation of them, which occur in the marginal notes to have been clerks at the time of the Inquisition. Rodes had retired some time during 1517–18 in favour of William Jefson, who had secured the recommendation of More ('S. P. Dom. H. VIII.' ii. 2808), which is evidence that some of these marginal notes, at any rate, were actually contemporary with or immediately consequent upon the commission. It is to be remarked in this connexion, that the name of Rodes appears only in the membranes of Bucks and Warwickshire, in neither of which counties is that of Jefson to be found.

[1] Appendix VIII. p. 490, *infra*.

[2] MS. R. O., Q. R. Exch. Mem. Roll 304, M.T. 16 H. VIII. m. 2 dorso.

[3] Cp. T. W. Whitley, *The Parliamentary History of Coventry* (Coventry, 1594), p. 37.

'Nan' doubtless stands for William Nanson, described in the Returns for Warwickshire as one of the clerks of Chancery (p. 426). We have, then, presumably as the six clerks of Chancery at the time of the Inquisition, Croke, Leder, Nanson, Rodes, Trevethen and Welles, Rodes being succeeded by Jefson and Nanson by Lymsey. The inference is that Giles and Dauyson[1] belonged to some other body. Each of these names is to be found in every one of the Returns of 1517. In the Berks and Warwickshire and Leicestershire Returns, Dauyson is not found, but Giles constantly; in the Returns for Bucks and Northants, Gilles about nine times in each county, Davyson but once in each; in Oxon, Davyson eleven times, Giles once. Though there can be no certainty, it is probable that these two persons were the secretaries to the commission.[2]

The duties of the six clerks of Chancery did not terminate with the issue of the subpœna. Curiously enough in modern eyes, they entered appearance as attorneys for the defendants. To take one of many examples. At Easter 17 H. VIII. (1526), John Bukmere appeared in Chancery for his inclosure at Ichyngton, Warwickshire (see p. 446, *infra*). He appeared, as the Records of the Exchequer state, 'per Johannem Croke, attornatum suum.'[3] Formerly, as Spence tells us, 'the six clerks were the only attorneys in the Court.'[4] Occasional

[1] The only notice which occurs in the Domestic State Papers of any person of the name of Davyson likely to be identical with the clerk in this Inquisition is a mention of Christopher Davyson as in 1515 a co-feoffee with a number of distinguished persons of lands which had belonged to the late Earl of Ormond (*S.P. Dom.* H. VIII. ii. 1277). No light whatever is thrown by the papers upon the name of Gilles or Giles.

[2] This seems confirmed by the form of the marginal notes, in which Giles and Dauyson generally appear to instruct the Clerks of Chancery to summon inclosers, as in Oxon, p. 384, 'Scribe respondere quindena Michaelis Dauyson,' and frequently elsewhere; and in Bucks, p. 177, where Gilles appears to be ordered to communicate 'per Trevethen.' Similarly on p. 183, where the person originally instructed is unnamed. Sometimes, however, as on p. 196, both Giles and Dauyson are evidently ordered to write themselves to the delinquents.

[3] Q. R. Exch. Mem. Roll 305, H.T. 17 H. VIII. (1526), m. 9.

[4] G. Spence, *The Equitable Jurisdiction of the Court of Chancery*, (London, 1846), i. 370 n. *c*).

marginal notes occur, as at Cleydon, Bucks (p. 200, *infra*), 'nota billam.' According to Spence, no subpœna could be issued without a bill signed by counsel, and it is possible that these indicate an omission of the formality, though in a proceeding on the part of the Crown it might have been supposed that this would have been dispensed with. The signed bill was a sanction for the issuing of the subpœna, requiring the defendant to appear *in propria persona* in the Chancery at the day named.[1]

VI.

CONCLUSION.

Some exception may be taken to my endeavour to follow the peculiarities of the MS. with regard to the use of capital letters. The view I hold is that the ideal, a facsimile, being not only impossible but undesirable, owing to the inability of the general reader to decipher mediæval script, an editor should seek to present in readable form that which the scribe intended to write, and as nearly as possible as he wrote it. The extension of the abbreviations is necessary for the reason already given, and, where desirable, attention is called to the form of the word as it appears in the MS. The changes in the use of capital letters belong to the history of English orthography. In the early part of the last century the fashion was followed of indicating nouns substantive by uncials. Of late days the fashion tends towards an austere economy of them, except for the beginning of sentences and for proper names. It is noticeable that in the sixteenth century no definite principle had been adopted. If there were a rule—and that is qualified by frequent exception—it was to begin titles with uncials, while such words as we now consider pre-eminently calling for this distinction (for instance, proper names, or the word God) constantly appear with small initial letters. I have judged it best, therefore, to allow the ancient usage, whether good or bad, to be exhibited in the

[1] G. Spence, *op. cit.* p. 369.

transcript, and to abstain from foisting upon the characteristic irregularity of mediævalism the uninteresting uniformity of the nineteenth century. Where in the MS. the first word of the membrane is in the ordinary text hand, and not in uncials, as frequently occurs, it is indicated by leaded type. The original is departed from in this respect, that whereas it is continuous, this printed copy is broken up into its several presentments. In defence of this may be cited not only the convenience of the reader, but the fact that the presentments from which our present original was transcribed, were on separate parchment slips, and had they been reproduced now, would have appeared in the form here adopted.

My grateful thanks are due to many who have assisted me. Mr. Hubert Hall, the Director of the Royal Historical Society, has rendered me invaluable assistance in preparing the MS. for transcription, and in readily giving me good counsel upon points arising in the course of the work. To Mr. E. Salisbury, of the Record Office, I am under many obligations for the skill and patience with which he has frequently deciphered words almost obliterated by time and ill-usage. I also have to thank Mr. Scargill Bird, of the Record Office, for facilitating my inspection of the subsequent proceedings in Chancery, the originals of which have but just been discovered, and are not yet catalogued. Miss M. T. Martin has transcribed the text for the Society with a scholarly accuracy, which I have had many occasions of testing, and which it is impossible too highly to praise. Miss E. Stokes has been at great pains in the calculation or revision of the greater number of the statistical averages &c. I am also indebted to Earl Spencer for kind permission to examine and transcribe his MSS.; to the Society of Antiquaries, for permission to inspect their volumes of Proclamations; to Lady Newdegate, Sir W. Throckmorton, Bart., Mr. John Throckmorton, the Rector of Bletchley, and Mr. W. W. Marks, Clerk of the Peace for Bedford, for information courteously given in reply to my inquiries.

I. S. LEADAM.

January 31, 1897.

THE COMMISSION OF 1517

PATENT ROLL, 9 HENRY VIII., PART 2, M. 6 *dorso*

Rex Dilectis et fidelibus suis Johanni Veysy Decano Capelle nostre Andree Wyndesore Militi et Rogero Wegeston nuper de Leycestria salutem Cum nuper retroactis temporibus diuersi ligei nostri nec deum aut regni nostri vtilitatem et commodum seu eiusdem defensionem pre oculis habentes nonnullas villas hamilettas [b] et alia loca infra hoc regnum nostrum Anglie vbi multi subditorum nostrorum inhabitarunt et ibidem agriculturam et iconomiam [c] annuatim et assidue frequentarunt ac excercerunt [d] cum sepibus et fossatis aliisque clausuris incluserunt eosdemque subditos nostros inhabitantes a tenuris et firmis suis expulerunt et eicierunt ac ambitus domorum villarum et hamilettarum [e] predictarum necnon campos et terras infra eadem in pasturam et greges ouium aliorumque animalium propter priuatum eorum commodum et proficium [f] illuc depascendos reduxerunt et quosdam magnos campos pasturamque et boscum eorundem in grandes et latos parcos et quosdam in augmentacionem parcorum ad feras ibidem solummodo depascendas imparcarunt per quod ipsa [g] ville hamilette [h] et loca nonmodo in desolacionem sed eciam domus et edificia eorundem in tantam ruinam perducta sunt vt nullum impresenciarum [i] superest vestigium eorundem atque subditi nostri qui dicta loca inhabitarunt [k] et ibidem

Tre[vetl

De inquirend
[d]e villis et
hamelettis pr
sternatis et in
clusis [et] par
elargatis

The various readings refer to the P.S. copy. [a] inquirendum. [b] hamelettas. [c] iconimiam. [d] exercerunt. [e] hamelettarum. [f] proficuum. [g] predicte, [h] hamelette. [i] impresentiarum, [k] inhabitaverunt.

agriculturam ac iconomiam [a] frequentarunt et excercerunt [b] modo ad ocium que est nouerca virtutum reducti sunt et indies ociosi degunt et gr[a]mina ac catallorum procreacio que per eosdem agricolas et iconomos [c] inhabitantes in ipsis villis hamilettis [d] et locis ad humanam sustentacionem procreata et nutrita fuerunt subtracta et ab eisdem locis prorsus euacuata existunt Ecclesieque et Capelle inibi sanctificate destructe diuinaque seruicia ibidem sublata animarumque Christianorum ibidem sepultorum memoria prorsus et omnino delata quamplurimaque alia dampna inestimabilia inde accrescunt et indies infuturum accrescent in maximam desolacionem et dispendium regni nostri subditorumque nostrorum diminucionem nisi remedium oportunium [e] pro eorundem reformacione cicius et maturius adhibeatur Nos sicut ex debito tenemur predicta reformare cupientes ac de eisdem cerciorari volentes que et quot ville et hamilette [f] ac quot domus et edificia a festo sancti Michaelis Archangeli anno regni illustrissimi domini Henrici nuper Regis Anglie septimi patris nostri precarissimi quarto prosternuntur et quot et quante terre que tunc in cultura erant et iam in pasturam concluduntur et conuertuntur necnon quot et quanti parci pro feris nutriendis citra idem festum imparcuntur Et que terre aliquibus parcis vel alicui parco qui tunc fuerint aut fuerit pro ampliacione et elargacione huiusmodi parcorum includuntur [g] Assignauimus [h] igitur vos et duos vestrum ad inquirendum per sacramentum proborum et legalium hominum de Comitatu Oxon' Berk' Warr' Leyc' Bed' Buk' et Norht' tam infra libertates quam extra ac aliis viis modis et mediis quibus melius sciueritis aut poteritis que et quot ville quot domus et edificia a predicto festo prosternuntur et quot et quante terre que tunc in cultura erant et iam in pasturam conuertuntur necnon quot et quanti parci pro feris nutriendis citra idem festum includuntur et que terre aliquibus parcis vel alicui parco qui tunc fuerint aut fuerit pro elargacione huiusmodi parcorum includuntur et per quos vel per quem vbi quando qualiter et quo modo ac de

[a] iconimiam. [b] exercerunt. [c] iconimos. [d] hamelettis.
[e] oportunum. [f] hamelette. [g] concluduntur. [h] assignamus.

aliis articulis et circumstanciis premissa qualitercumque[a] concernentibus plenius veritatem secundum tenorem et effectum quorundam articulorum in quadam billa specificatorum hiis presentibus annexa Et ideo vobis mandamus quod circa premissa diligenter intendatis ac ea faciatis et exequamini cum effectu Mandamus autem tenore presencium vicecomitibus nostris Comitatuum predictorum quod ad certos dies et loca quos eis scire faciatis venire faciat[b] coram vobis vel duobus vestrum tot et tales probos et legales homines de balliua sua per quos rei veritas melius sciri poterit et inquiri Et quod[c] feceritis in premissis nobis in Cancellariam[d] nostram[e] a die sancti Michaelis proximo[f] futuro in tres septimanas certificetis[g] vnacum hac commissione In cuius &c. Teste Rege apud Westm[onasterium] xxviij die Maii. (1517

Consimilis littera Regis patens dir[igitur] personis subscriptis in Comitatibus subscriptis sub eadem data videlicet

G. Couentr' et Lich' Episcopus Edwardus Sutton de Dudley Miles Thomas Leighton Miles Thomas a Cornwayle Miles et Johannes Gifford	Notyngh' et Derb', Staff', Salop', Cestr', et Lancastr'.
Abbas sancti Benedicti Robertus Clere Miles et Willelmus Elys	Norff'.
Abbas de Bury sancti Edmundi Ricardus Wentworth Miles Antonius Wyngfeld Miles et humfridus Wyngfeld	Suff'.
H Episcopus Exon' Petrus Egecombe Miles Thomas Denys Miles Willelmus Trevanyon Miles Rogerus Graynfeld Johannes Gilberd et Ricardus Coffyn	Cornub' et Deuon'.

[a] qualitercunque. [b] faciant. [c] quid. [d] Cancellaria. [e] nostra. [f] proxime. [g] certificatis.

C. Episcopus Hereford'	Hereford', Wygorn', et Glouc'.
Mauricus [a] Barklay Miles	
Robertus Poyntz Miles	
Alexander Baynham Miles	
Willelmus Vuedale Miles	
Thomas Poyntz et	
Thomas Matson	
N Episcopus Elien'	Cantebr', Hunt', et Hertf'.
Robertus Drury Miles	
Egidius Alyngton Miles	
Robertus Cotton Miles	
Franciscus Hasilden et	
Iohannes a Wode	
Decanus Lincoln'	Lincoln' et Rotel'.
Willelmus Tirwhit Miles	
Decanus de Tatersale et	
Robertus Dymmok Miles	
Iohannes Fyneux Miles	Kanc'.
Robertus Rede Miles	
Willelmus Scotte Miles et	
Iohannes Rooper	
R. Episcopus Wynton'	Wiltes'.
Edwardus Darell Miles	
Iohannes Seymour Miles	
Edwardus Hungerford Miles	
Iohannes Skyllyng	
Antonius Stileman	
Thomas Bulstrode et	
Iohannes Bonham	
vsque huc	
Iohannes Abbas Westm'	Midd'.
Thomas Louell Miles	
Thomas Neuell Miles et	
Iohannes Heron	
Episcopus Norwicen'	Essex'.
Robertus Ratclyff de Fitzwater Miles	

[a] Sic.

Iohannes Raynesford Miles et Willelmus Mordaunt	Essex'.
Willelmus Conyers de Hornby Miles Thomas Dalby clericus Hugo Asshton clericus Iohannes Norton Miles et Willelmus Elleson	Ebor'.
Episcopus Cicestr' Thomas West de la Warr Miles Thomas fenys de Dacre Miles Edmundus Haward Miles Matheus Broun Miles Iohannes Erneley et Iohannes Scotte	Surr' et Sussex'.
R Episcopus Wynton' Iohannes Bourchier de Fitzwaren Hugo Lutterell Miles Iohannes Speke Miles Iohannes Broke seruiens ad legem Iohannes Fitziames Baldewinus Malet et Iohannes Portman	Somers'.
R Episcopus Wynton' Robertus Willoughby de Broke Miles Willelmus Stourton de Stourton Miles Thomas Trenchard Miles Iohannes Rogers Willelmus Wadham Robertus Turges et Rogerus Cheuerell	Dors'.
R Episcopus Wynton' Iohannes Tuchet de Audeley Willelmus Sandys Miles Iohannes Lysle Miles Willelmus Gyfford Myles Iohannes Neuport seruiens ad legem Willelmus Paulet	Sutht'

Willelmus Froste et Thomas More	} Sutht'

CALENDAR OF THE PROGRESS AND RECORD OF THE COMPOSITION OF THE INCLOSURE COMMISSION OF 1517, EXTRACTED FROM THE CHANCERY RETURNS AND FROM THE PROCEEDINGS IN THE COURT OF EXCHEQUER

Date	Place	Commissioners present
3 Aug.	Culnam, Oxon . .	John Veysey, Sir Andrew Wyndesore, Roger Wygeston
7 Aug.	Henley . . .	
10 Aug.	Bedford . . .	John Veysy, Andrew Wyndesore, knt., Roger Wygeston
13 Aug.	Northampton . .	John Veysey, Sir Andrew Wyndesore, Roger Wygeston
	Culnam, Oxon . .	Not stated
15 Aug.	Northampton . .	Not stated
19 Aug.	Leicester . . .	John Veysy, clk., Andrew Wyndesore, knt., Roger Wygeston
	Bedford . . .	John Veysy & aliis commissionariis
27 Aug.	Lutterworth, Leic. .	J. Veysy, And. Wyndesore, knt., Roger Wygeston
2 Sept.	Allesley, Warwickshire	John Veysy and Roger Wygeston
22 Sept.	Allesley, Warwickshire	John Veysy, Roger Wygeston
6 Oct.	Tyrvey, Beds . .	John Veysy, And. Windesore, Roger Wygeston
7 Oct.	Remenham, Berks .	John Veysey, Sir Andrew Wyndesore, Roger Wygeston
	Henley, Oxon . .	
10 Oct.	Henley, Oxon . .	
	Eton, Bucks . .	John Veysy, &c.
19 Oct.	Remenham, Berks .	John Veysey, Sir And. Wyndesore, Roger Wygston
	Henley, Oxon . .	John Veysey, Sir And. Wyndesore, Roger Wygston
	Falley, Bucks . .	Not stated

BERKSHIRE

INTRODUCTION

I. THE LANSDOWNE MS.

In my Introduction to the Returns of the Lansdowne MS. I. 153 for Berkshire,[1] I stated my conclusion from a comparison of it with the Chancery Returns now published that the Lansdowne MS. was 'an abstract of excerpts,' so far at least as this county was concerned. As to the principle upon which these excerpts were put together no safe pronouncement could be made. All that was clear was that the transcriber desired to draw attention to the person legally responsible for the inclosures. The MS. I concluded from internal evidence[2] and the fact that it refers to Henry VIII. as 'nuper rex,' to have been compiled in the reign of Edward VI., not improbably for Hales' commission.[3] Beyond this it was difficult to form any conclusion.

A perusal of the Exchequer Rolls from the year of this Inquisition to the middle of the century has thrown some light upon the mystery. The Lansdowne MS. for Berkshire

[1] *Trans. R.H.S.* 1894, p. 257.

[2] *Ibid.* 1892, p. 175; 1894, pp. 288, 293, 301, &c.

[3] The 'Instructions given by the King's Majesty to his commissioners appointed for the execution of certain statutes made in the fourth year of the reign of King Henry VII., and the seventh, the twenty-fifth, and the twenty-seventh years of the reign of King Henry VIII.' begin: 'First, ye shal enquire what towns villages & hamlets have been decayed and laid down by inclosures into pasture within the shire contained in your instructions, sith the fourth year of the reign of King Henry VII.' This was, in effect, the instruction to the commissioners of 1517.

transcribes particulars of 24 inclosures upon land in lay ownership, and 17 upon land in ecclesiastical ownership. Of the 24 lay inclosures 10 became the subjects of actions by the Crown in the Exchequer for half profits &c., under the Act of 1489; and of the 17 inclosures on ecclesiastical land no fewer than 15 thus appear upon the Exchequer Rolls. All the 24 lay inclosures, except Berkeham, in which case the jury return that they are ignorant as to the overlordship, are presented in the Chancery Returns as held of the king, as will be seen upon a comparison of the places printed in the 'Trans. R. Hist. Soc.' 1894, p. 264, with the entries following.[1] We learn from the Exchequer Rolls for 1519[2] that Berkeham was also held of the Crown. This was, too, the tenure of Esthenred and Wargrave, the two inclosures on land let by ecclesiastics in the Lansdowne MS. which do not appear on the Exchequer Rolls. On the other hand, it should be mentioned that four inclosures, for three of which ecclesiastical landlords and for the fourth a lay landlord were ultimately responsible, the land in each case being held of the Crown, occur in the Exchequer Rolls, and, with one exception, also in the Chancery Returns, but not in the Lansdowne MS. They are Estlokhenges (Abbot of Abingdon), Sotwell (Prior of Wallingford), Bukland (Rector of Bukland), and Okynham (John Norres). The exception mentioned is one involving the destruction of two messuages at Shalyngford by the Abbot of Abingdon.[3]

The conclusion is that the Lansdowne MS. for Berkshire is a transcript, though not quite an exhaustive one, of inclosures upon lands held mediately or immediately of the Crown. The circumstance that it is not quite exhaustive might suggest that it was not directly compiled from the Chancery Returns, but, on the other hand, the order in which the places are arranged is precisely that of these Returns.

The omissions, few though they are, from the Lansdowne MS. cannot have been due to a suspension of proceedings, for the Exchequer Rolls show that the inclosures at

[1] Cf. p. 99, *infra*.
[2] Roll 299, M.T. m. 27 dorso.
[3] Roll 300, M.T. 12 H. VIII. m. 9 dorso. See p. 102, *infra*.

Estlokhenges and Sotwell formed the subject of actions by the Crown in 1519, Bukland in 1521, and Okynham as late as 1543. The Exchequer Rolls, it must be remembered, are bulky collections of documents, including transcripts of letters patent, commissions, public accounts, customs duties, and forfeitures, and every kind of action in whic penalties were recoverable by the informer and the Crown entitled to a share. The search through these is very laborious and involves the danger of oversight. On the other hand, as we know from such stray specimens as have recently come to light, the documents of Chancery in inclosure cases were tied together with parchment strings, and were much more conveniently sorted. To this *a priori* probability that the Chancery documents were used may be added an inference from internal evidence. The Returns now published contain a case of the destruction of a house and of the inclosure of 30 acres at Grove (Wantage) by a copyholder of Lord Fitz Waren. The Crown initiated proceedings, as usual, in the Court of Chancery, claiming half profits &c. under the Act of 1489 as overlord. From the Exchequer Rolls [1] we know that Lord Fitz Waren appeared in Chancery on February 9, 1520, and traversed the findings of the Inquisition. The issues of fact were sent down to a Berkshire jury and tried at Grauntpont (near Oxford) July 20, 1520. Verdict and judgment were given for the defendant. Now it is not very probable that this case of inclosure would be included in the list drawn up at any rate for the information of the Crown had the issue been known to the compiler. It is more likely, then, that it was taken from the initial proceedings in Chancery, which accordingly, both from the *a priori* probabilities and from this internal evidence, I judge to have been the original source of the Lansdowne MS.[2]

[1] Roll 300, M.T. 12 H. VIII. (1520) m. 26.

[2] Should it turn out, when such documents as belong to these Chancery proceedings have been sorted, that all those in which the Crown was concerned have been either lost or preserved, it will be an indication that they were collected together for some definite purpose, and that they met with a common fate.

It has been noticed that a large proportion of the Berkshire inclosures contained in the Lansdowne MS. (17 out of 41) are inclosures for which the heads of religious houses were responsible. These houses had been dissolved before the date I ascribe to the compilation of that MS., and their possessions had been transferred either to the Crown or to lay hands. It may seem strange, then, that in 1548 a record should be made of their inclosures. If we turn to the instructions given to the commissioners we shall see the reason set forth: 'Item, [to inquire] If every person, body politic or corporate that hath by gift, grant, lease or demise the scite or precinct and demeasnes of any monastery priory or religious house, dissolved by vertue of the act of Parliament made in the 27th year of the reign of the king that dead is, do keep an honest continual house and household in the same scite or precinct and do occupy yearly as much of the same demeasnes in ploughing and tillage of husbandry as was commonly used to be kept by the governours, abbots or priors of the same houses, monasteries or priories, or by their farmour or farmours occupying the same within the time of twenty years next before the making of the same statute,'[1] *i.e.* since 1517. This explains why inclosures by or under the licence of the heads of religious houses were recorded upon the Lansdowne MS. as evidence of the state of things in 1517, notwithstanding that these houses had ceased to exist. The last item of the instructions runs thus: 'Item, that you, our said commissioners, for your better instructions, take with you the copies of all such offices as were found concerning the premisses in the ninth and tenth years of the reign of our most noble father K. Henry VIII.' If copies were made of the original presentments of 1517 and 1518 in accordance with this command, it can scarcely be doubted that the Lansdowne MS. for Berks is a fragmentary digest of one of them, being a collection of the cases involving the tenants of the Crown. In consequence of the larger number of particulars included in the Chancery Returns it has been found desirable to introduce methods of tabulation

[1] Strype, *Eccl. Mem.* II. ii. 361.

which were not possible with the comparatively jejune data of the Lansdowne MS. For example, the plan of confining the tabulation of inclosures to the lay or ecclesiastical tenure of the manors only is no longer inevitable. It is obvious that, whatever might be his subsequent rights under Acts of Parliament penalising inclosers, a manorial lord would have no consultative voice when a freeholder of a manor gave licence to his tenants to inclose and convert to pasture &c. The tabulation is now able to indicate the persons really and directly responsible as agents. To the fuller information upon many points conveyed by these Returns the tabular analyses bear sufficient testimony.

II. THE CHANCERY RETURNS FOR BERKSHIRE

The Berkshire Returns, less voluminous than those from Bucks, Northants and Warwickshire, give rise to a suspicion of incompleteness. Two Hundreds, Lambourn and Faringdon, are unrepresented. Of these Lambourn contains two, Faringdon about six parishes. These omissions would not be in themselves conclusive, but we have already seen that a destruction of four messuages at Shalyngford by the Abbot of Abingdon, stated in the Exchequer Roll for November 1520 [1] to have been returned in 1517, is not to be found in this MS. Lastly, the absence of the membrane containing the concluding declaration of the jury is strong negative evidence that some entries have been lost. Whether those entries were contained in one or more membranes must, of course, remain undetermined, but the entries that we have are so numerous and so uniformly distributed over the county that I am inclined to think that not more than one is missing, and that at this point. As the Comparative Table of Numerations [2] shows, the existing membranes are consecutive. Now the last membranes, comprising the concluding affidavit of the juries, contain the following areas: Bucks 140 acres, Leicestershire nil, Northants 586 acres, Oxon 330 acres, Warwick 24 acres. As we have ground for believing that some entries were to be found upon the last membrane for

[1] Roll 300, m. 9 dorso. [2] P. 569, *infra*.

Berks, we may exclude the case of Leicestershire. The average area contained on the remaining membranes is 270 acres, which will give some idea of the area presumably lost from the Berks Returns.

As will be seen on comparison of Tables I., II. and III., the total area returned as ingrossed is 4,163 acres, and the total inclosed 6,615 acres, of which 274 acres only were inclosed for sport. The proportion per cent. of the area inclosed to the areas of the Hundreds from which returns are made does not seem large, being only 1·53 per cent., but it involved the eviction and displacement from labour of 670 persons—a number considerable in a purely rural population—accompanied by the destruction of 119 dwellings. Persons of every rank, both lay and ecclesiastical, were responsible for these clearances.

Berkshire is remarkable for the large number of acres (4,068) inclosed as arable when compared with those (2,547[1]) acres inclosed as pasture, a proportion amounting to 61·5 per cent. This is evidence, of which there is abundant from other sources, that the agricultural revolution was not simply a movement of inclosure to pasture. On the contrary, in the Hundred of Compton (Mid-Berks), in which the largest area of inclosed land is returned, 70 per cent., and in the adjoining Hundred of Moreton 96 per cent., was inclosure of arable. In the hundred of Hormer, of which Abingdon is the principal place, all the inclosures were of arable. The largest percentages of inclosure to pasture are 50 per cent. in the Hundred of Ock on the Oxfordshire border, 70 per cent. in the Hundred of Kintbury Eagle, toward the Wiltshire side, and 77 per cent. in that of Ripplesmere in the east of the county. There are also three Hundreds, all at the eastern end, from which no returns of arable are given. Roughly speaking, the movement in Berkshire was towards inclosure of arable in the middle and N.W., and inclosure to pasture on the other borders of the county and especially on the east. Riding across the western end of the county from N.E. to S.W., Leland twice remarks, at Hanney and at Lambourn, on

[1] Including inclosures for parks.

the abundance of corn.[1] 'The character of the soil in the eastern division is considered poorer than in the west,'[2] which may perhaps account for the readiness of the farmers in that part of the county to abandon the traditional method of cultivation in search of more profitable results.[3] In the western portion of the county, especially towards the south, is the great range of downs, still famous for the breeding of sheep. Outside the hill-country 'the western and central parts are considered the most fertile.'[4]

The Table showing the progress of inclosures affords evidence that inclosure to pasture in Berkshire more than quadrupled in the decade 1501–10. This was a decade of low prices of wool, but it immediately followed a decade of the highest prices known for seventy years, which seems to show, when seen in the light of the Table on p. 66, that Berkshire cereals were of so high a quality that it was not until the supply of wool had already overtaken demand that the inclosers realised how profitable sheep breeding might be.[5] The inclosures to pasture in 1485–90 were so insignificant that the increased percentage of 450 on lay land and 837·5 on ecclesiastical land is apt in this respect to be misleading. It is very remarkable that the same disposition to lag in the rear of prices is shown in the septennate 1511–17. That was in a decade of very high wool prices (6*s.* 7¼*d.*), but it followed a decade of low prices (4*s.* 5¾*d.*), and the rate of decline of inclosure to pasture is 41·95 per cent.[6] Some allowance must also be made in these years for apprehensions of repressive legislation.

One of the most interesting themes of discussion in connexion with the history of landed tenure in the sixteenth century is the part played by the great religious houses in the inclosing movement and in relation to their tenants. In Berkshire the proportions per cent. of lay land and ecclesias-

[1] *Itin.* vii. fo. 65 *a.* [2] *Encycl. Brit.* ed. 1875, *s. v.*

[3] This harmonises with the observed fact that on the rich soil of the Hundred of Banbury, Oxfordshire, there were practically no inclosures. See p. 320, *infra.* [4] *Parliamentary Gazetteer*, Glasgow, 1843.

[5] See Table XII. p. 561, *infra*, showing the comparative rental values of inclosed arable and pasture respectively. [6] Cf. the Table on p 41

tical land inclosed were 74·33 to 25·66. When we come to scrutinise the circumstances of these inclosures, we find that the proportions of inclosure to pasture to the total area inclosed to pasture corresponded to these with remarkable closeness, being 75·8 on lay land and 24·1 on ecclesiastical land.[1] In a word, the conduct of agricultural change on lay and ecclesiastical properties was practically indistinguishable. If we turn to the Table of evictions and displacements from labour on lay and ecclesiastical land respectively, we find 70·10 per cent. of them assigned to lay land and 29·88 to ecclesiasiastical land, showing that whether by the action or by the laches of ecclesiastical landowners the evictions from their properties were more numerous than we should have expected from a comparison of their area with that of lay landowners. The Table headed 'Status of actual inclosers' &c., which records the immediate authors of the evictions &c. yields the same result. Among the classes directly responsible for evictions, the lords of manors, whether lay or ecclesiastical, proved, as was to be expected, the most indulgent. The lay lords, however, with 18·6 acres per person evicted and displaced were far less 'thorough' than the ecclesiastics with their 11·3 acres. Between the minor owners on the one hand and the triple body of evicting tenants on the other there is not much to choose.

The statistics at the end of the Table of the 'Number of inclosures and distribution of areas' show that, upon a comparison of landowners having land in hand, considerably the larger proportionate area was held by freeholders. In this, again, laymen and ecclesiastics stand practically on a level. That the lay landowners took a more practical interest in farming is revealed by the figures, showing over 90 per cent. of the land in hand to be occupied by them. While in other counties they are unmentioned, being presumably ranked as leaseholders, copyholders in Berkshire occupy an important place upon ecclesiastical land, holding almost one-third of the total ecclesiastical land let, and much the same proportionate area as the leaseholders. If we

[1] See Table VI. p. 530, 'Status of landlords responsible,' &c.

turn to the lay side of the account, we at once perceive a contrast. Here copyholders occupy only 14·3 per cent. of the land let, as compared with 47·77 held by leaseholders. The difference suggests that the competition rent found its way on to lay earlier than on to the ecclesiastical estates, and that there the copyholder was already threatened with extinction. It implies, too, since the class of capitalist on a large scale was composed of leaseholders, that the practice of ingrossing large areas of land was obtaining more rapidly on lay properties. The proportionate areas held by farm tenants were remarkably equal upon the two classes of land, which makes more distinct the substitution of contract for status which was going on between lay landlords and tenants. It is not surprising that more than 91 per cent. of ecclesiastical land was let to tenants, as against 59 (58·99) per cent. among the laity. Farming had come to be recognised as a pursuit for the gentry, and 41 per cent. of the lay land—a contrast with the 8 per cent. of ecclesiastical land—was practically cultivated by its owners. The total average area of inclosures was between 40 and 50 acres.

The Tables from which inferred areas have been excluded are, as has been explained in the General Introduction, auxiliary to Table I., since they supply the data for the figures inferred. That one which gives the areas attached to messuagia shows that if the standard of comfort is to be gauged by the area occupied, it was higher in the case of dwellers upon lay than upon ecclesiastical land, except in the one case where we should expect to find it otherwise, the case of the freeholders, the ecclesiastical freeholder being frequently the parson of the parish. In the case of leaseholders, whose average area on lay land is 85·8 as against 40 acres on ecclesiastical land, we find a further confirmation of the characteristic already noted—the greater disposition of the laity to welcome this class of tenant. It is quite in keeping with this that we should find an average of six persons to a lay as against three persons to an ecclesiastical leasehold messuage. A manor house on the average held ten persons. But the

average household consisted of five persons, and 5·6 is also the average number found connected with an aratrum.

The information as to rental values contained in these Returns is of very great interest. In the case of Berks it proves exactly what would have been anticipated, and what after the Dissolution was constantly affirmed, that the great ecclesiastical corporations were, on the whole, less disposed than the lay landlords to regard landowning as a means of making money.[1] In this matter the inferences already drawn from a comparison of the extent of leasehold and copyhold interests are confirmed. It is noticeable that the landowners kept the best arable land in hand, and, whether owing to their better farming or to some other reason, the rental value of the lay land so held is higher than that of the ecclesiastical land. When we come to the rental values of land let, the difference in the relations of the two classes of landlord to their respective tenants is at once apparent. The lay owner let his arable at 9½*d.*, as against the 5¾*d.* an acre exacted by the ecclesiastical landlord. Lay pasture fetched 9¾*d.*, as contrasted with 7½*d.*, and taking both arable and pasture together, lay land was 9*d.* as against 6¾*d.* an acre for ecclesiastical land.

It has been seen that in Berkshire an exceptionally large proportion of the area inclosed was inclosed to arable. The Table of rental values proves that arable fetched a higher rent per acre in this county than pasture land. Yet Berkshire wool commanded a price above the average, ranking with other kinds thirteenth in the list of forty-four given in Rogers's 'History of Agriculture and Prices,' iii. 704, a list which belongs to some sixty years earlier (1454).[2] It is difficult therefore, to assign any other reason than that the arable land inclosed was land of more than average fertility. As a matter of fact, Berkshire 'possesses some of the finest corn-land tracts in the kingdom,'[3] and the Table of yearly progress of inclosures reveals, as has been seen, the disposition to improve these by inclosure rather than to entertain extravagant expectations from their conversion to pasture.

[1] But see the Tables on p. 65. [2] See p. 69.
[3] *Parliamentary Gazetteer*, Glasgow, 1843.

APPENDIX TO INTRODUCTION—A

TENURES OF PLACES MENTIONED IN LANSD. MS. AS GIVEN IN CHANCERY RETURNS

Lansd. MS. and Chancery Returns		Not in Lansd. MS.	
Place	Held of	Place	Held of
Fulscot	King	E. Hanney	King
Compton	,,		
Bastelden	,,		
Vpton	,,		
Chilrey	,,		
Yatyndon	,,		
Bedone	,,		
Chadleworth	,,		
Grove (Wantage)	,,		
Ardyngton	,,		
Estgynge	,,		
Greneham	,,		
Compton	,,		
Burton	,,		
Bukland	,,		
Wyngfeld	,,		
Berkeham	Unknown[1]		
Southmorton	King		
Dudcott	,,		
Aston Turrold	,,		
Aston Turrold	,,		
Harwell	,,		
Hartley	,,		
Wolhamton	,,		

[1] So Lansd. MS., but tenure stated in Exch. Roll 299, M. T. m. 27 dorso, to be of the King.

APPENDIX TO INTRODUCTION—B

OBSERVATIONS ON A COMPARISON OF THE EXCHEQUER ROLLS WITH THE LANDSOWNE MS. AND THE CHANCERY RETURNS

1. The omission from the Lansd. MS. of Estlokhenges (30 acres) which was among the cases against the Abbot of Abingdon in the proceedings in the Exchequer on November 14, 1519, when an interim *supersedeas* was granted till three weeks after Easter, cannot have been accidental because in the Exchequer proceedings on November 12, 1520,

when another *supersedeas* till a month after Easter was granted, it was again included in the Exchequer proceedings.

2. In the proceedings in the Exchequer in November 1520 (Roll 300, m. 9 dors.) 8 messuages are mentioned in Shalyngford as decayed by the Abbot of Abingdon with 112 acres, but in Chancery Returns the 112 acres are attached to 5 messuages, of which 4 are destroyed, and only 2 other destroyed messuages with 50 acres and 30 acres respectively are assigned to the Abbot. This looks as though the Abbot had been returned in 1517 (which commission only is cited) as destroyer or responsible for the destruction of two more messuages than are contained in the existing returns.

3. The case (Roll 300, M. T. 12 H. VIII. [1520], m. 26) against Lord Fitzwaren for the destruction of a house and inclosure of 30 acres at Grove (Wantage), which appears in the Lansd. MS. (p. 270), seems to point either to the composition of the Lansd. MS. belonging to an earlier date than 1520 or to the Lansd. MS. being compiled, not from the Exchequer Rolls, but from Chancery documents. Lord Fitzwaren appeared in Chancery on February 9, 1520, and traversed the findings of the Inquisition. The issues of fact were sent down to a jury at Grauntpont (Berks) and tried July 20, 1520—verdict and judgement for the defendant. It may be that these proceedings, though entered in the Exchequer Rolls, had not been filed in Chancery. If the Lansd. MS. took the case from the Exchequer Rolls why did it omit the trial and acquittal? and why did it take the case at all? But clearly the Lansd. MS. is later than 1520, since it refers to Hen. VIII. as 'nuper regis'—*e. g.* the heading of the Gloucestershire Inquisition ('Trans. R.H.S.' 1894, p. 288; cp. pp. 293, 301, 302). The inference seems to be in favour of a compilation from Chancery documents.

4. The opening of the entry in the Lansd. MS. ('Trans. R.H.S.' 1894, p. 272), 'Henricus Courtney nunc comes Deuonie,' reproduces the recital in the Exchequer Rolls of his appearance in Chancery, probably transcribed from Chancery documents. The Lansd. MS. might, of course, have taken it from either.

5. The inclosure by a farm tenant of 60 acres and destruction of a messuage at Bukland, held by the incloser of the

Rector of Bukland, do not appear in the Lansd. MS., though both in the Chancery Returns and in the Exchequer Rolls. A *supersedeas* was issued in 1521, apparently on an affidavit by the Rector. Perhaps excluded from Lansd. MS. as not being a tenant *in capite*.

TABLE OF COMPARISON OF THE EXCHEQUER ROLLS AND THE LANSDOWNE MS.

Entries both in Exch. Rolls and Lansd. MS.			Entries, &c., omitted from Exch. Rolls, but in Lansd. MS.	Entries omitted from Lansd. MS. but in Exch. Rolls	
Harwell	Magd. Coll.	Interim supersedeas			
Aston Turrold	Duke of Suffolk	Recogs. Supsds.			
Shalyngford	Abbot of Abingdon	Interim supsds.			
Chiveley	,,	,,			
Marcham	,,	,,			
Farneburgh	,,	,,			
Westlokhenges	,,	,,			
			Estlokhenge	Abbot of Abingdon (30 ac.)	Interim supsds.
Pangbourn	Abbot of Reading	Recogs. Supsds.			
Tileherst	,,	,,			
Crokeham	,,	,,			
			Sotwell	Prior of Wallingford (40 ac.)	Recogs. Supsds.
Berkeham	Thos. Bolok	Recogs. Supsds.			
Aston Turrold	Ric. Spore, clk.	Supsds. Process against proprietor			
Bastelden	John Bukerege	Supsds.			
Farneburgh	Abbot of Abingdon	Interim supsds.			
Chyveley	,,	,,			
Westlokhengys	,,	,,			
			Estlokhenge	Abbot of Abingdon	Interim supsds.
West Sandford	,,	,,			
Shaylingford	,,	,,			
Drayton	,,	,,			
			Shalyngford	Abbot of Abingdon (2 mess.)	Interim supsds.[1]
Marcham	,,	,,			
Appulford	,,	,,			
Grove (Wantage)	Lord Fitzwaren	App. in Ch. Trial and acquittal			
Burton	Hy. Earl of Devon	App. in Ch. Trial and acquittal			
			Bukland	Rector of Bukland (1 mess. and 60 ac.)	
Harwell	Ed. Kete	App. in Ch. Affidt. Supsds.			
Upton	M. Kydwelly	App. in Ch. Affidt. Supsds.			
Farneburgh	Abbot of Abingdon	Interim supsds.			
Cheueley	,,	,,			
Westlokhenges	,,	,,			
			Estlokhenges	Abbot of Abingdon	Interim supsds.
West Sandford (60 ac.)	,,	,,			
West Sandford (80 ac.)[2]	,,	,,			
Shalyngford	,,	,,			
Drayton	,,	,,			
Marcham	,,	,,			
Appulton [*sic*]	,,	,,			
Esthanney	Prior of Shene	,,			
			Okynham	John Norres	Interim supsds. (1543)

[1] Not in Chancery Returns.

[2] Evidently the Lansd. MS. has read erroneously 'quadraginta' for 'quateruiginti.' The dates and values are the same.

RETURNS TO COMMISSIONS RELATING TO INCLOSURES [1]

BERKSHIRE

(Membrane 83) Berk[eia][a]

INQUISICIO indentata primo capta apud Remenham in Comitatu predicto septimo die Octobris anno regni regis Henrici octaui nono coram Iohanne Veysey Decano Capelle predicti domini regis Andrea Wyndesore Milite et Rogero Wygeston nuper de leicestria Commissionariis predicti domini Regis pretextu literarum patentium ipsius domini Regis eis et duobus eorum confectarum et directarum ad inquirendum per Sacramentum proborum et legalium hominum de Comitatu predicto tam infra libertates quam extra que et quot ville quot domus et edificia a festo sancti Michaelis archangeli anno regni illustrissimi domini Henrici nuper Regis anglie septimi patris domini Regis nunc quarto

Leder scr[ibat]

prosternuntur et quot et quante terre que tunc in Cultura erant et iam in pasturam conuertuntur ne[cnon[b]] quot et quanti parci pro feris nutriendis citra idem festum includuntur et que terre aliquibus parcis vel alicui parco qui tunc fuerint aut fuerit pro elargacione huiusmodi parcorum includuntur et per quos vel per quem vbi quando qualiter et quomodo ac de aliis articulis et circumstanciis premissa qualicumque[c] concernentibus plenius veritatem assignandum per Sacramentum Siluestris pek gentilman Ricardi planner Ricardi Whitlok Iohannis Russell Iohannis Crotall Nicholai Barfote Iohannis Folkes Iohannis apryce Ricardi Radysshe Iohannis Malthouse Iohannis Hayward alias Clark Ricardi Grove

[a] MS. *Berk.* [b] Conjectural: MS. partly illegible. [c] Sic.

[1] Public Record Office. Chancery Miscellaneous Rolls $\frac{13}{14}$.

~~Willelmi~~ ~~Tyle~~ ~~Roberti~~ ~~Goode~~ [a] et Willelmi Banaster proborum et legalium hominum de predicto Comitatu Berkeie et deinde assensu et requestu Iuratorum predictorum usque in decimum nonum diem octobris apud Remenham predictam in Comitatu predicto adiornata et tunc ibidem coram prefatis Commissionariis per Sacramentum Iuratorum predictorum accepta xlvj Qui dicunt super Sacramentum suum quod lionellus Norreys gentilman nuper fuit seisitus in dominico suo vt de feodo de tribus Mesuagiis ducentis et quadraginta acris terre arrabilis cum pertinenciis in Fulscot [1] in Comitatu predicto que terre arrari et seminari et cum Mesuagiis illis a tempore Cuius contrarii memoria hominum non existit tradi dimitti et ocupari scilicet cum vno eorundem Mesuagiorum centum et sexaginta acre terre arrabilis cum vtroque Mesuagio residuo quadraginta acre terre arrabilis solebant et quidam Ioh[annes] [b] Aungell predictas tres separales firmas et mansiones [2] de ipso lionello modo tenet et a diu tenuit idemque Iohannes de predictis tenementis virtute dimissionis ei per predictum lionellum inde facte possessionatus existens predicta mesuagia devastari destrui et prosterni fecit videlicet decimo die Maii anno regni domini Regis nunc septimo predictum Mesuagium cum quo predicte Centum et sexaginta acre terre tradi et ocupari solebant et sexto decimo die Iulii anno regni domini Henrici nuper Regis anglie septimi sextodecimo vnum aliud mesuagium inde et vndecimo die Ianuarii anno regni predicti nuper Regis vicesimo secundo per quod viginti et nouem [3] persone que in Mesuagiis illis manere et operari solebant abinde recedere et alibi victum suum querere compellentur [c] et

Lionellus Norreys t[r]auers[at]us Fulscot Scr[ibat] gill[es] r[espondere] tres sept[imanas] pasc[he]

[a] Sic: struck through in MS. [b] MS. *Joh.* [c] Sic.

[1] 'Fulscot.' Fowlescote, Lysons.

[2] The word 'mansiones' does not in these, as in the Returns of the Lansdowne MS., uniformly indicate ecclesiastical property. See *Trans. R.H.S.* 1893, p. 168, 1894, pp. 312–313.

[3] 'Viginti et novem personæ.' In order to preserve the distinctness of the several inclosures which this summary confounds, I have entered the numbers in the analysis as (15), (7), and (7) respectively. The return does not state that these proceedings involved conversions into pasture, and no ploughs are said to have been put down. They are therefore cases of 'ingrossing' farms. See *Trans. R.H.S.* 1892, p. 173.

dicunt quod predictum Mesuagium et Centum et quadraginta acre terre valent per annum octo libras et vtrumque residuum Mesuagium et terre ille cum eo tradite valet per annum quadraginta solidos Et predictus lionellus de tenementis illis adhuc seisitus existit in dominico suo vt de feodo et tenementa illa tenentur de domino Rege vt de honore suo Walingford Et dicunt super sacramentum suum quod Iohannes yong qui sexto die Marcii anno regni domini Regis nunc primo tenuit et adhuc tenet ad firmam Manerium de Catmar[1] cum pertinenciis in Comitatu predicto cum vno Mesuagio et quadringentis acris terre arrabilis parcella eiusdem Manerii de Thoma Eyleston gentilman ex dimissione ipsius Thome pro termino certorum annorum adhuc durancium eisdem die et anno ducentas acras terre arrabilis et annuatim arrate in pasturam animalium conuertit et illas sic hucusque tenet per quod vnum aratrum deponitur et quatuordecim persone occupacionibus ibidem priuantur et ociosi abinde redierunt Et tenementa illa valent per annum decem libras et predictus Thomas Eyleston inde seisitus est in dominico suo ut de feodo Et tenentur de [a]

S[ub] P[ena] Eyleston [iat] s[ub] p[ena] J. yong su[b] pe[n]a †

Et dicunt quod Willelmus Keyt[2] qui de Rectore siue de Regente de Edyngill[3] tenet ad firmam et a diu tenuit vnum Mesuagium et quadraginta acras terre arrabilis cum pertinenciis in Westyllesley in Comitatu predicto et que terre arrari et seminari et cum Mesuagio predicto locari a tempore de quo

sub pena Edyngell de rege

[a] Blank in MS.

[1] 'Catmar,' now Catmore. The Norreys family owned one of the manors here. The rental value given includes, no doubt, the entire area of 400 acres. It is to be observed that they are not charged in their commission to make any returns as to rent at all, the object of this being to assist claims of forfeitures (see 4 H. VII. c. 19). The messuage is not said to have been pulled down, nor are the evictions necessarily those of all its occupants.

[2] There is still a place called Cate's (*i.e.* Keyt's) Gore, N.E. of W. Ilsley (Lysons, i. 303). See the cases of Milton and Drayton, pp. 132–33, *infra*.

[3] 'De Regente de Edyngill.' Du Cange gives under 'Regentia,' 'Administratio officii ad tempus.' The Regent here, therefore, would be what we now call the 'locum tenens.'

non exstat memoria solebant sextodecimo die Iulii anno regni domini ~~Regis~~ [a] henrici nuper Regis anglie septimi duodecimo mesuagium illud prosterni et devastari fecit per quod sex persone mansionibus [1] suis ibidem Carent et tenementa illa valent per annum viginti solidos et predictus Rector inde seisitus existit in dominico suo vt de feodo etc.

Et dicunt quod Iohannes Keyte qui de predicto Rectore tenet et a diu tenuit ad firmam vnum Mesuagium et [b] acras terre arrabilis in Westyllysley predicta in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo locari a tempore de quo non exstat memoria solebant decimo die Maii anno regni domini Regis nunc septimo Mesuagium predictum desolatum et absque inhabitacione fore permisit [2] per quod Mesuagium illud devastatur et destruitur et decem persone que ibidem inhabitare solebant mansionibus suis carent tenementa que illa valent per annum tres libras [3] et vnde predictus Rector seisitus existit in dominico suo vt de feodo etc.

Abbas de abendon Welles

Et dicunt quod Ricardus Wortham qui de abbate de abendon tenuit et a diu tenuit ad firmam pro termino annorum vnum Mesuagium et viginti acras terre arrabilis cum pertinenciis in Ferneburghe in Comitatu predicto que terre seminari et cum Mesuagio illo tradi et ocupari per totum supradictum tempus solebant sexto die Marcii anno regni domini Regis nunc secundo Mesuagium predictum desertum et absque habitacione fore et stare [4] permisit et adhuc

[a] Sic : struck through in MS. [b] Blank in MS.

[1] 'Mansionibus :' *vide sub* Fulscot, p. 101, *n.* 2, *supra.*

[2] The messuage, as in the case of Catmore, not pulled down but suffered to decay, and therefore within the Acts 4 H. VII. c. 19, 6 H. VIII. c. 5, and 7 H. VIII. c. 1.

[3] The rental value being 3*l.*, and the average rental value of ecclesiastical farm tenancies in the Inquisition for Berks being $6\frac{3}{4}d.$ an acre (see p. 567), the area would be [107] acres.

[4] 'et stare.' This addition to the form recalls the language of the proclamation of 1514 against ingrossing farms : 'that the said Engrossers immediately do cause all and every of the saide houses of husbandry yet standyng . . . to be inhabitid and dwelt yn,' &c. See *Trans. R.H.S.* 1893, p. 173.

permittit per quod Mesuagium illud destruitur [1] et devastatur et tres persone ibidem suis mansionibus Carent et predicta tenementa valent per annum duodecim solidos vnde predictus abbas in iure monasterii sui predicti seisitus existit in dominico suo vt de feodo et illa tenet de domino Rege,[2] etc. Et dicunt quod Iohannes Smyth qui octauo die Ianuarii anno regni predicti nuper Regis vicesimo secundo tenuit et adhuc tenet ad firmam pro termino annorum de Iohanne Morys gentilman vnum [Mesuagium [3]] [et] [a] ducentas acras terre arrabilis in Compton in Comitatu predicto que terre arrari et seminari et cum Mesuagio predicto a toto supradicto tempore locari et ocupari consueuerunt et solebant predictis die et [anno] [a] Mesuagium predictum devastari fecit et sexaginta acras terre arrabilis [d]e [b] terris predictis ab vsu Culture in pasturam animalium Conuertit et sic adhuc eis vtitur per quod vnum aratrum dep[onitur et] [a] duodecim persone antea ibidem ocupate ad alibi quirendum [c] victum suum cohertentur et tenementa illa valent per annum decem libras [5] et predictus Iohannes Morys inde seisitus existit in dominico suo [vt de] [a] feodo et tenentur de domino Rege

(Membrane 84)

Infrascr[iptus] Joh[annes] Smyth aff[irmat] q[uo]d infrascr[iptum] mesuagium bene & sufficienter reparatur & quod infrascripte lx acr[e] t[er]re in cultura occupant[u]r super qua c[aus]a ip[s]e Ioh[ann]es obligat[u]r per recogn[itiones] q[uo]d sua respon[sio] esset v[er]a prout patet decreto Regis [4]

Et dicunt quod Willelmus Stafford gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio vocato Beche [6] et de ducentis [acris terre] [a] arrabilis

. Stafford f[iat] s[ub] p[ena] [c] Knapp sub pena S[ub] P[ena] [d]

[a] Conjectural: MS. mutilated. [b] MS. partly illegible. [c] MS. *f.s.p.* [d] MS. *S.P.* [e] Sic.

[1] The entry shows that 'destruitur' does not necessarily mean more than 'is going to ruin.'

[2] This was the legal doctrine justifying the surrender of religious houses by their heads at the Dissolution.

[3] The MS. is torn after the word 'vnum,' and the next word may have been 'manerium,' but as the next entry has 'mesuagium' with the same acreage, it has not been thought advisable to rank it as a manor house.

[4] The side note in another hand evidently refers to the decree of Chancery of July 12, 1518 (see p. 477, *infra*), which requires proof justifying the inclosure, &c.

[5] As in the case of Catmar, the rental given is that of the whole holding of 200 acres. See *ibid.* p. 102, *n.* 1, *supra.*

[6] Beche's farm still exists in this parish, so named from the family of de la Beche, lords of the manor *temp.* Ed. II. and III.; Lysons, i. 232.

cum pertinenciis in aldeworth in Comitatu predicto que terre cum Mesuagio illo tradi et ocupari per totum supradictum tempus necnon arrari et seminari solebant et sic seisitus ante sextu[m diem][a] Ianuarii anno regni predicti nuper Regis vicesimo quarto tenementa illa cuidam Ricardo Knapp dimisit pro termino annorum qui quidem Ricardus dictis die et anno Mesuagium illud in decasu[m et][a] ruinam posuit per quod xlvij
Mesuagium illud inde prosternitur et quinquaginta acras predicte terre arrabilis in pasturam animalium Conuertit quibus occasionibus vnum aratrum deponitur et quinque persone mansionibus suis Carent et valent per annum sex libras et predictus Ricardus tenementa illa adhuc t[enet][b] ad firmam etc.

Et dicunt quod Matildis[c] Strynger tenet vnum Mesuagium et triginta acras terre arrabilis in Chilton in Comitatu predicto que terre arrari et cum Mesuagio illo ocupari et tradi a toto supradicto tempore solebant eadem que Matildis decimooctauo die Iulii anno regni domini Regis nunc secundo Mesuagium illud destrui fecit [et][b] devastauit per quod octo persone mansionibus suis Carent [1] et tenementa illa valent per annum quadraginta solidos etc. Sub pe[n]a

Et dicunt quod Iohannes Bukeregge qui decimo die Marcii anno regni predicti nuper Regis sextodecimo tenuit et adhuc tenet ad firmam de Iohanne Kovkfold vnum Mesuagium et viginti acras terre arrabilis cum pertinenciis in Bastelden in Comitatu predicto que terre arrari et cum Mesuagio illo ocupari et dimitti per totum supradictum tempus fuerunt[c] Mesuagium illud prosterni et destrui fecit per quod duc persone mansionibus suis Carent Et valent per annum tenementa illa decem solidos Et tenentur de domino Rege etc

Infrascr]iptus] Ioh[ann]es Bukrige aff[irmat] quod infrascr[iptum] mes[uagium] suffic[ienter] reparatur super quo idem Ioh[ann]es habet breve de supersedeas per consensum & assensum attorn[ati] Regis & Curie C[ancellarie]

[a] Conjectural: MS. mutilated.
[b] Conjectural: MS. partly illegible. [c] Sic.

[1] A case of 'ingrossing.' See note on Fulscot, p. 101, *n.* 3, *supra.* It is to be noted that here, as in the other instances given above, there is no mention of the putting down of a plough. The manor belonged to the family of Yorke (Lys. i. 261).

Derb[eia] Hynde r[espondeat]

Et dicunt quod Georgius Hynde qui per Copiam Curie tenuit et adhuc tenet de Comite Derby vnum Mesuagium et sexaginta acras terre arrabilis cum pertinenciis in Stretley in Comitatu predicto que terre arrari et cum Mesuagio illo tradi et ocupari a toto tempore supradicto solebant sextodecimo die Februarii anno regni predicti nuper Regis decimonono Mesuagium predictum devastari fecit et prosterni per quod quatuor persone mansionibus suis Carent [1] etc. et dictus Comes de tenementis illis seisitus est in dominico suo vt de feodo et illa tenet de [a] Et valent per annum tenementa illa duodecim solidos

Norys s[ub] p[ena] lewynden

Et dicunt quod Iohannes lewynden qui vndecimo die octobris anno regni domini Regis nunc quarto tenuit et adhuc tenet ad firmam de Ricardo Norys gentilman vnum Mesuagium et sexaginta acras terre arrabilis cum pertinenciis in Stretley in Comitatu predicto que terre arrari et cum Mesuagio illo tradi et ocupari a toto supradicto tempore solebant Mesuagium illud dictis die et anno prosterni et devastari fecit et sic adhuc existit per quod sex persone mansionibus suis Carent et valent tenementa illa per annum quinquaginta et tres solidos et quatuor denarios et predictus Ricardus inde seisitus existit in dominico suo vt de feodo etc.

mery

Et dicunt quod Willelmus Emery qui de predicto Comite Derbeie tenet ad firmam vnum Mesuagium et quadraginta acras terre arrabilis cum pertinenciis in Stretley in Comitatu predicto terre que ille cum Mesuagio predicto solebant per totum supradictum tempus tradi et ocupari septimo die Iunii anno regni predicti nuper Regis vicesimo tercio Mesuagium illud prosterni et devastari fecit per quod sex persone a mansionibus suis ibidem alias alibi quirendo recesserunt tenementa que illa valent per annum viginti

[a] Blank in MS.

[1] This inclosure by a copyholder is one among other evidences that copyholders were among the evictors, not the evicted. See p. 111, *n.* 1, *infra*, and *Trans. R.H.S.* 1893, pp. 191 foll.

solidos et vnde predictus Comes seisitus existit in dominico suo vt de feodo et illa tenet de [a]

Et dicunt quod Willelmus Vpton qui de Michaele Kydwelle tenet ad firmam et a diu tenuit vnum Mesuagium et viginti acras terre arrabilis cum pertinenciis in Vpton in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo per totum supradictum tempus dimitti et ocupari solebant sexto die Marcii anno regni domini Regis nunc tercio Mesuagium illud devastari et prosterni fecit ob quod quatuor persone mansionibus suis Carent et tenementa illa valent per annum decem et septem solidos et vnde predictus Michael seisitus existit in dominico suo vt de feodo Et tenentur de domino Rege etc. Wille[lm]us scribat le[der] de domino Rege

Et dicunt quod Ricardus Ford senior qui de Ricardo Episcopo Wintoniensi tenuit et adhuc tenet ad firmam pro termino annorum vnum Mesuagium et quadraginta acras terre arrabilis cum pertinenciis in Brightwell in Comitatu predicto sextodecimo die Septembris anno regni domini Regis nunc sexto Mesuagium illud destrui et devastari fecit et illud sic hucusque fieri permittit per quod quinque persone mansionibus suis Carent et tenementa illa valent per annum viginti solidos et predictus Episcopus inde seisitus existit in dominico suo vt de feodo in iure Episcopatus sui predicti et illud tenet de [a] Ricardus Ford s[ub] p[ena]

Et dicunt super Sacramentum suum quod Thomas Godelake nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti acris terre arrabilis et cum Mesuagio illo locate tradite et ocupate in Chilrey [1] in Comitatu predicto et sic inde seisitus decimo die Marcii anno regni henrici nuper Regis Anglie septimi duodecimo Mesuagium illud prosterni et destrui fecit per quod quatuor persone mansionibus suis carent et tenementa illa valent per annum sexdecim solidos et tenentur de domino Rege etc. (Membrane 82) de d[omi]no Rege Goodelake scr[ibat] le[der] iij

[a] Blank in MS.

[1] Now Childrey. The recital shows Goodlake to have been lord of the manor. There were three manors here. This was probably that known as Maltravers. See Lysons, i. 259, 260.

Sanders
f[iat] s[ub] p[e.a]

Et dicunt super Sacramentum suum quod Iohannes Saunders gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de quinquaginta et quinque acris terre arrabilis et arrari consuete in Wantage in Comitatu predicto et sic inde seisitus primo die Februarii anno regni predicti nuper Regis sextodecimo terras illas in pasturam animalium conuertit et illis sic adhuc vsus est terre que ille valent per annum triginta solidos et vocantur Tulwyke et ea occasione vnum aratrum deponitur et quatuor persone occupacionibus iconomie carent etc.

xlviij
Fetyplace
f[iat] s[ub] p[ena]

Et dicunt quod Philippus Fetyplace armiger nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de viginti acris terre arrabilis et arrari consuete in Esthenrede[1] in Comitatu predicto et sic inde seisitus sexto die Marcii anno regni predicti nuper Regis septimo terram illam a vsu iconomie in pasturam animalium conuertit et sic eam in pasturam tenet et valet terra illa per annum tresdecim solidos et tenentur de domino Rege et ea de causa dimidium aratrum detrahitur et due persone laboribus suis carent etc.

S[ub] P[ena]
Foster
Combe
f[iat] s[ub] p[ena]

Et dicunt quod quidam Ricardus Combe qui sexto die Decembris anno regni predicti nuper Regis quarto tenuit ad firmam de Georgio Foster Milite quadraginta acras terre arrabilis et arrari consuete in Spersholt in Comitatu predicto in loco vocato Brodefeldes terram illam in pasturam animalium predictis die et anno conuertit et sic adhuc existit et predictus Georgius Foster Miles adtunc et adhuc inde seisitus existit in iure [a] vxoris sue in dominico suo vt de feodo et terre ille tenentur de domino Rege et valent per annum viginti solidos

Et dicunt quod Thomas Chamberleyn qui vndecimo die octobris anno regni predicti nuper Regis vicesimo secundo tenuit et adhuc tenet ad firmam de predicto Georgio Foster

[a] Blank in MS.

[1] The incloser was probably a freeholder of the manor formerly belonging to the alien priory of Frampton, and afterwards to the Crown (Lysons, p. 292). Note the 'half plough' put down. This assigns four persons to a plough.

Milite quadraginta acras terre arrabilis et que arrari et seminari diu antea fuerunt [a] in Spersholt predicta in Comitatu predicto eisdem die et anno terras illas in pasturam animalium conuertit et sic adhuc tenet terre que ille valent per annum viginti solidos et tenentur de domino Rege et predictus Georgius in iure predicte [b] vxoris sue inde tunc et adhuc seisitus existit in dominico suo vt de feodo et predicta de causa dimidium aratrum et tres persone ibidem minuuntur etc.

Et dicunt super Sacramentum suum quod Matilda Hatte nuper fuit et adhuc existit seisita in dominico suo vt de feodo de vno Mesuagio vocato Geffreys et triginta acris terre arrabilis et arrari consuete et seminacioni granorum apte et cum Mesuagio illo a tempore de quo non exstat memoria tradite et ocupate in lekehamstede in Comitatu predicto et sic inde seisitus [a] vicesimo sexto die Februarii anno regni predicti nuper Regis quinto Mesuagium illud prosterni et destrui fecit et tenementa illa valent per annum decem solidos et ea occasione quatuor persone habitaciones suas alibi querere coacti sunt etc. Haite

Et dicunt quod Iohannes Norreys armiger nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et quadraginta acris terre arrabilis et arrari et cum Mesuagio illo locari et ocupari consuete in yatyndon in Comitatu predicto et sic inde seisitus decimo octauo die Iulii anno regni predicti nuper Regis decimo Mesuagium illud devastari et prosterni fecit terras que predictas sepibus inclusit et in pasturam animalium conuertit et sic ad presens vtuntur et ocupantur tenementa que illa vocantur Grouehouse et tenentur de domino Rege immediate et valent per annum decem et octo solidos per quod vnum aratrum deponitur et quinque persone a mansionibus et ocupacionibus suis ibidem priuantur etc. S[ub] P[ena] Norys † Scr[ibat] le[der]

Et dicunt quod Cristoferus Colton tenet ad firmam de predicto Iohanne Norreys duo Mesuagia et tantum in vno eorum fit habitacio et quatuor persone ea de causa a suis

[a] Sic. [b] Blank in MS.

habitacionibus exire Compellantur[a] [1] Et predictus Iohannes
Norys Norreys secundo die Marcii anno regni domini Regis nunc sexto decem acras de Communi terra parco suo de yatendone adiecit et parco suo ibidem cum terris illis elargauit et tantum alibi in communi similiter inclusit etc.

Et dicunt quod idem Iohannes Norreys sextodecimo die Februarii anno regni domini Regis nunc sexto triginta acras terre arrabilis in Hampstede Norreys vnde ipse tunc et adhuc seisitus existit in dominico suo vt de feodo palis includit[a] et ad parcum suum ibidem coniungere fecit pro elargacione parci illius et incremento et nutritura ferarum in parco illo terre que ille valent decem solidos per annum

Et dicunt quod Ricardus Chamberleyn nuper fuit seisitus in dominico suo vt de feodo[2] de vno Mesuagio et quadraginta acris terre arrabilis et seminacioni granorum apte et sic vsitate et cum Mesuagio illo diu locate et ocupate in Hampstede Norreys in Comitatu predicto et sic inde seisitus septimo die Marcii anno regni predicti nuper Regis quintodecimo Mesuagium illud devastari et prosterni fecit[3] et tenementa
Abbas de abendon illa valent per annum quinque solidos et quidam Iohannes

[a] Sic.

[1] Apparently the house cleared of its inmates by C. C. was also at Yatyndon. This return is not strictly in accordance with the terms of the commission, but reports an ingrossing and a non-feasance under the Acts 6 H. VIII. c. 5 and 7 H. VIII. c. 1. In estimating the acreage here we have no assistance from the rental value, which is not returned. Now the average area of a farm tenancy on lay property is 42·5 acres The average number of acres to a messuage in the case of a farm tenancy on lay property is 43·5 acres. The number of acres per person evicted on the property of lords of manors is 9·8 acres, which gives 36·32 acres for the four evictions here. The mean between these extremes is, roughly, [40] acres, which all the averages indicate as approximately the area. The two holdings, therefore, were [80] acres in all.

[2] R. C. was a freeholder (Lysons, i. 287).

[3] This entry is irregular, and not very clear. As R. C. had destroyed the house, it must be inferred that a displacement of population took place. The average number of persons to a messuagium on the property of lay freeholders is four. The average number of acres per person evicted upon inclosure of arable by lay freeholders is 8·08, which gives between four and five persons for the 40 acres. I have therefore tabulated [4].

alyn modo habet statum predicti Ricardi Chamberleyn in tenementis illis etc. Welles

Et dicunt quod Iohannes Harbard qui decimo die Iulii anno vicesimo regni predicti nuper Regis tenuit de abbate de abendone per Copiam ~~Curie~~ [a] [1] vnum Mesuagium et viginti acras terre arrabilis et que arrari et seminari et cum Mesuagio illo locari per magnum tempus vse fuerunt in Chyveley Mesuagium illud eisdem die et anno devastari et in ruinam Cadere fecit et permisit per quod due persone mansionibus suis ibidem carent tenementa que illa valent per annum decem solidos Et predictus abbas illa tenet de domino Rege (Membrane 81) iiij Abbas de abendon Welles s[c]r[ibat

Et dicunt quod Iohanna Spicer vidua que nuper tenuit et adhuc tenet de domina Iohanna Beyford per Copiam Curie vnum Mesuagium et quadraginta acras terre arrabilis et arrari et cum Mesuagio illo ocupari et tradi consuete in Bedone in Comitatu predicto Mesuagium illud sexto die Iunii anno regni predicti nuper Regis vicesimo devastari et prosterni fecit Mesuagium que illud sic devastatum adhuc existit vbi tres persone habitauerunt et valent tenementa illa per annum decem solidos et tenentur de domino Rege immediate etc. [B]eyford [b] Welles s[c]r[ibat]

Et dicunt quod [c] priorissa domus minorissarum prope london nuper fuit et adhuc existit seisita in dominico suo vt de feodo in iure domus sue predicte de duobus Mesuagiis et quateruiginti acris terre arrabilis et que arrari et cum Mesuagiis scilicet cum vtroque eorundem Mesuagiorum quadraginta acre terre inde tradi et ocupari de tempore ~~de quo~~ [a] Cuius contrarii memoria hominum non existit fuerunt et solebant in Chadlyngworth in Comitatu predicto et sic inde seisita sexto die aprilis anno regni predicti nuper Regis octauo [d] et aliud inde Mesuagium septimo die Ianuarii anno regni eiusdem nuper Regis duodecimo devastari et prosterni fecit et sic in decasum [e] adhuc existunt per quod duodecim [2] Mynores xlix

[a] Sic: struck through in MS. [b] MS. partly illegible. [c] Blank in MS. Sic: apodosis omitted. [e] Sic.

[1] Another case of inclosure by a copyholder; cf. sub Stretley, p. 106, *n.* 1, *supra.*

[2] The 'duodecim persone' clearly applies to both inclosures. I have therefore assigned six persons to each. A case of consolidation of holdings.

persone victu et ocupacione carent et tenementa illa valent per annum quadraginta solidos et modo Ricardus paty terras illas tenet ad firmam

Et dicunt quod predicta priorissa sextodecimo die Nouembris anno regni domini Regis nunc primo seisita existens de Centum et viginti acris terre arrabilis et que arrari consueuerunt in Wolley in parochia de Chaddelworth[1] in Comitatu predicto terras illas predictis die et anno a vsu iconomie et arrure in pasturam ouium conuertit et que terre predictus Willelmus[a] paty modo tenet ad firmam et illis pro pascua ouium vtitur[2] et valent per annum quatuor libras

Elyot s[c]r[ibat] g[il]es

Et dicunt super Sacramentum suum quod Ricardus Elyott Miles[3] nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et quadraginta acris terre arrabilis et que arrari a tempore de quo non exstat memoria necnon cum Mesuagio illo locari et ocupari solebant et fuerunt in Chaddelworth in Comitatu predicto et sic inde seisitus sexto die aprilis anno regni domini Regis nunc septimo Mesuagium illud prosterni fecit et destrui et tenementa illa valent per annum quadraginta solidos et tenentur immediate de Willelmo Hyde armigero et ipse vlterius tenet tenementa illa de abbatissa de aylmesbury et ipsa vlterius de domino Rege Et dicunt quod predicti Willelmus Hyde et abbatissa nec eorum alter aliquid occasione premissa fecit percepit seu percipit de aut in tenementis illis Et dicunt quod occasione predicta sex persone a suis ocupacionibus et victu depriuantur etc.

prior de poughley s[c]r[ibat] g[il]es

Et dicunt super sacramentum suum quod Thomas Elston gentilman qui secundo die octobris anno regni domini Regis nunc tercio tenuit et adhuc tenet ad firmam de priore de poughley vnum Mesuagium et viginti et quatuor acras terre

[a] Sic.

[1] Now called Chaddleworth with Woolley. Note the variation in the spelling, this being the same as the above 'Chadlyngworth.'

[2] This was, perhaps, an inclosure of demesne lands, no plough having been put down and no persons evicted, although a conversion to pasture took place. See *Trans. R.H.S.* 1893, pp. 236, 246.

[3] On the incloser, Sir R. E., see *Trans. R.H.S.* 1894, p. 20.

arrabilis cum pertinenciis in Easthenrede [1] in Comitatu predicto et que terre seminari et arrari et cum Mesuagio illo locari a toto dicto tempore solebant predictis die et anno Mesuagium illud destrui et devastari fecit et illud sic hucusque tenet et tenementa illa valent per annum duodecim solidos et dictus prior in iure Monasterii sui predicti seisitus existit de tenementis illis in dominico suo vt de feodo et illa tenet de domino Rege et ea occasione tres persone a suis mansionibus depriuantur etc.

[2] ~~Et dicunt quod Thomas Sankey gentilman et Iohannes Barker gentilman nuper fuerunt et adhuc existunt seisiti in dominico suo vt de feodo de Manerio Sparsoldcourt continente in se vnum Mesuagium et centum et quateruiginti acras terre arrabilis in Westhenrede in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo a tempore de quo exstat memoria locari tradi et ocupari solebant et sic inde seisiti septimo die Iunii anno regni domini Regis nunc quarto Mesuagium predictum devastari et destrui fecerunt et sic existere permittunt per quod duodecim persone mansionibus suis carent et tenementa illa tenentur de domino Rege et valent per annum decem libras etc.~~ [a]

Et dicunt quod Edwardus a Deane qui de domino FitzWaren septimo die Nouembris anno regni domini Regis nunc secundo tenuit per Copiam Curie vnum Mesuagium et triginta acras terre arrabilis vocatum Crokkers in Grove in parochia de Wantage ~~que~~ [a] terre arrari et seminari et cum Mesuagio illo tradi et ocupari solebant a toto dicto tempore Mesuagium illud prosterni et destrui fecit per quod due persone que mansionibus suis carent et tenementa illa valent per annum triginta solidos vnde predictus [b] dominus

Trauers[a*]us Fitzwaren [3]

[a] Sic: struck through in MS. [b] Blank in MS.

[1] None of the five manors here appears to have belonged to the Priory of Poughley, which in the Inspeximus of of 3 E. III. owned about 35 acres (Dugd. *Monast.* vi. 409; Cox, *Magna Britannia*, i. 173; Lysons, i. 291, 292).

[2] Though the following entry has been crossed out in the original, yet as no ground is stated for this, it has been thought well to include it.

[3] This marginal note refers to proceedings in Chancery in 1520. Exch. Q R. Mem. Roll 300, 12 H. VIII. M.T. m. 26. See Introd. p. 98.

FitzWaren seisitus existit in dominico suo vt de feodo et illa tenet de domino Rege[1] Et Robertus Walter tenementa illa modo tenet de predicto domino FitzWaren per Copiam Curie etc.

Isbery

Et dicunt quod Iohannes Isbery armiger nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio vocato Dyngollys et viginti et quatuor acris terre arrabilis et arrari de tempore quo non exstat memoria consuete et cum Mesuagio illo tradite et ocupate in Grove in Wantage predicta in Comitatu predicto sic inde seisitus Mesuagium illud sextodecimo die Iulii anno regni predicti nuper Regis terciodecimo Mesuagium illud prosterni et devastari fecit et sic devastatum adhuc permanet tenementa que illa valent per annum tresdecim solidos et quatuor denarios et ea occasione due persone habitacionibus suis carent etc.

[K]aterina[a] Gorgen

Et dicunt quod domina Katerina Gorgen[2] nuper tenuit et adhuc tenet pro termino vite sue et seisita existit vt de libero tenemento[3] de xlij acris terre arrabilis in Easthanney in Comitatu predicto et sic inde seisita octauo die Marcii anno regni domini Regis nunc quarto terras illas ab vsu Culture in pasturam animalium conuertit per quod dimidium aratrum deponitur et quatuor persone laboribus et ocupacionibus depriuantur[4] valent que terre ille per annum viginti solidos et tenentur de domino Rege etc.

[a] MS. partly illegible.

[1] This entry shows Lysons to be incorrect in stating the only manor here to have been that of the convent of Bermondsey (i. 408).

[2] This Lady Katherine Gorgen may be identified with Lady Katherine Gordon, the widow of Perkin Warbeck. Her fourth husband was Christopher Ashton of Fyfield, a few miles north of E. Hanney. She died in 1527, and was buried at Fyfield, where her tomb 'is called the Lady Gorgen's monument.' Ashwell, *Ant. of Berks* (ed. 1736), p. 51; Lysons, i. 282. There were three manors in E. Hanney (*ibid.*). In 1515 grants were made of 'lands and possessions to my lady Gwordeyn' (*S. P. Dom.* H. VIII. ii. 1363.

[3] 'vt de libero tenemento.' See *Trans. R.H.S.* 1893, p. 234. The incloser was for life the lady of the manor.

[4] The entry does not say that the occupants of the messuage have gone away, as in the case of Catmar, *supra*, p. 102, where, as here, no entry of its destruction is given. As to the number of persons assigned to a half plough compare note on Esthenrede, p. 108, *supra*.

Et dicunt quod prior domus Carturiensis de Shene in iure domus illius nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti acris terre arrabilis cum pertinenciis in East hanney predicta in Comitatu predicto que terre arrari et seminari ac cum Mesuagio illo locari et ocupari de tempore quo non exstat memoria solebant et sic inde seisitus octauo die augusti anno regni predicti nuper Regis decimo septimo Mesuagium illud deponi et prosterni fecit et permisit et sic adhuc existit per quod quatuor persone que ibidem moram antea habuerunt sine mora ibidem abinde vagarunt et tenementa illa valent per annum quatuordecim solidos Et tenentur de domino Rege

(Membrane 8o) fiat sub pena s[c]r[ibat] Welles

li

Et dicunt super Sacramentum suum quod Willelmus Iohnson qui sexto die Septembris anno vicesimo secundo regni predicti nuper Regis tenuit de [a] Comite Derbeie per Copiam Curie vnum Mesuagium et quinquaginta acras terre arrabilis in ardyngton in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo locari et ocupari per totum dictum tempus vse fuerunt et solebant eisdem die et anno Mesuagium illud destrui fecit et in bercariam pro ouibus illud Conuertit et sic illo vsus est [1] per quod quatuor persone que ibidem antea habitari potuissent extunc mansionibus suis [b] ibidem habere [b] nequeunt Et tenementa illa valent per annum viginti et nouem solidos et predictus Comes inde seisitus existit in dominico suo vt de feodo et illa tenet de domino Rege etc.

Scr[ibat] Comes Derb[eie] Tr[evethen] r[espondere] oct[aua] Ioh[ann]is.

Et dicunt quod Thomas alworth qui de predicto abbate Monasterii de abendon decimo die Iunii anno regni domini Regis nunc secundo tenuit et adhuc tenet per Copiam Curie vnum Mesuagium et viginti acras terre arrabilis cum pertinenciis in Westlokhenges in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo a tempore de quo non exstat memoria tradi et ocupari solebant predictis die et anno Mesuagium illud prosterni et destrui fecit et illud sic adhuc

C abbas de abendon Welles

l

[a] Blank in MS. [b] Sic.

[1] 'sic illo vsus est' justifies the interpretation of this irregular recital as a conversion to pasture.

tenet per quod tres persone inhabitacionibus suis ibidem Carent et idem abbas de tenementis illis seisitus est in dominico suo vt de feodo in iure Monasterii sui predicti et tenementa illa valent per annum tresdecim solidos et quatuor denarios et idem abbas illa tenet de domino rege etc.

D abbas de abendon Wells

Et dicunt quod alicia Doo vidua qui vndecimo die Nouembris anno regni domini Regis nunc secundo tenuit et adhuc tenet de predicto abbate de abendon per Copiam Curie vnum Mesuagium et triginta acras terre arrabilis in Estlokhenges in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo tradi et ocupari a tempore de quo non exstat memoria solebant predictis die et anno Mesuagium predictum destrui et prosterni fecit et sic adhuc custodit per quod quatuor persone de suis mansionibus desolentur et tenementa illa valent per annum xxvj solidos viij denarios et vnde idem abbas seisitus existit in dominico suo vt de feodo in iure Monasterii predicti et illa tenet de domino Rege etc.

poughley Colyns

Et dicunt quod Iohannes Colyns qui decimo septimo die Iunii anno regni predicti nuper Regis terciodecimo tenuit et adhuc tenet per Copiam Curie de priore Monasterii de poughley vnum Mesuagium et triginta et quinque acras terre arrabilis in Beaterton[1] in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo tradi locari et ocupari a tempore de quo non exstat memoria fuerunt et solebant predictis die et anno Mesuagium predictum prosterni et devastari fecit et de Mesuagio illo quandam bercariam erexit per quod tres persone de mansionibus suis exire cohertebantur et tenementa illa valent per annum quindecim solidos Et predictus prior inde seisitus existit in dominico suo vt de feodo in iure Monasterii sui predicti etc.

Cro[ke] Coxhed Coxhed bis † S[c]r[ibat] Giles respondere quindena [a] hillarii

Et dicunt quod Iohannes Coxhed nuper fuit et adhuc existit seisitus de duobus Mesuagiis et sexaginta et sex acris terre arrabilis cum pertinenciis in Estgynge in Comitatu predicto in dominico suo vt de feodo que terre cum Mesuagiis

[a] MS. *xv*[a]

[1] 'Beaterton.' See preceding note. Betterton is a hamlet south of East Lockinge.

illis scilicet cum vno eorundem Mesuagiorum triginta acre terre et cum altero inde Mesuagio triginta et sex acre terre tradi et ocupari et in vsum Culture et seminacionis granorum poni a tempore de quo non exstat memoria solebant et sic inde seisitus vnum Mesuagium inde scilicet illud cum quo predicte triginta et sex acre terre tradite fuerunt sexto die Maii anno regni domini Regis nunc quarto prosterni et destrui fecit et aliud inde Mesuagium in quoddam horreum conuerti et fieri fecit sic quod iconomia ibidem sustentare non potest quibus de causis sex persone a mansionibus suis depriuantur et tenementa illa valent per annum quadraginta solidos etc.

Et dicunt quod idem Iohannes Coxhed nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno alio Mesuagio et triginta acris terre arrabilis in Estgynge in Comitatu predicto et que terre forma predicta arrari seminari et cum Mesuagio illo ocupari et dimitti solebant et sic inde seisitus quarto die Iunii anno regni domini Regis nunc septimo Mesuagium illud prosterni et devastari fecit et sic adhuc custodit per quod quatuor persone mansionibus suis carent et valent tenementa illa per annum triginta solidos et tenentur de abbate de abendon et ipse vlterius de domino Rege qui quidem abbas nichil de tenementis illis occasione predicta non percepit nec habuit nec adhuc habet etc. Coxhed

Et dicunt quod Iohannes Wylkelyn qui de Thoma priore hospitalis sancti Iohannis Iherusalem in anglia sexto die Marcii anno regni domini Regis nunc tercio tenuit et adhuc tenet ad firmam pro termino annorum vnum Mesuagium et viginti et sex acras terre arrabilis cum pertinenciis in Greneham[1] in Comitatu predicto que terre seminari cum granis et cum Mesuagio illo ocupari et tradi solebant a tempore de quo non exstat memoria predictis die et anno Mesuagium illud prosterni et devastari permisit et adhuc permittit per quod sex persone a suis habitacionibus ibidem abinde exire Compellebantur et tenementa illa valent per annum viginti solidos et dictus prior in iure dicti hospitalis inde seisitus est in Prior s[an]c[Joh[ann]is Jer[usa]l[e Tr[evethen] r[espondere] Oct[aua] Ioh[ann]is

[1] See *Trans. R.H.S.* 1894, pp. 271, 272.

dominico suo vt de feodo etc. Et idem prior tenementa illa tenet de domino Rege

Rowe

Et dicunt quod Thomas Rowe nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti acris terre arrabilis cum pertinenciis in Greneham in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo locari et ocupari per totum tempus predictum solebant et sic inde seisitus sexto die Maii anno regni domini Regis nunc octauo Mesuagium illum in decasum et ruinam fore permisit et adhuc permittit ita quod iconomia prout de terris illis fieri debeat ibidem haberi nec sustentari potest tenementa que illa valent per annum viginti solidos et tenentur de [a] per quod due persone mansionibus suis ibidem Carent etc.

(Membrane 79)

Et dicunt quod Thomas Blandey septimo die Decembris anno **regni** domini Regis nunc tercio quateruiginti acras terre arrabilis in Greneham predicta de quibus idem Thomas tunc et adhuc seisitus fuit in dominico suo vt de feodo ab vsu seminacionis granorum in pasturam animalium conuertit et illas sic hucusque tenet per quod vnum aratrum deponitur et quatuor persone ocupacionibus suis carent et valent per annum triginta solidos et tenentur de domina Regina etc.

S

Hatte

Et dicunt super Sacramentum suum quod Thomas Hatte nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et quadraginta acris terre arrabilis cum pertinenciis in Wynterbourn in Comitatu predicto que terre arrari et seminari et cum Mesuagio predicto locari et ocupari a tempore de quo non exstat memoria fuerunt et sic inde seisitus septimo die aprilis anno regni predicti nuper Regis decimo Mesuagium predictum prosterni et devastari fecit et viginti acras terre arrabilis inde in pasturam animalium Conuertit per quod quatuor persone ocupacionibus et mansionibus carent tenementa que illa valent per annum viginti solidos etc.

Hill

Et dicunt quod Thomas Hill nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et

[a] Blank in MS.

quadraginta acris terre arrabilis cum pertinenciis in Boxforth ij
in Comitatu predicto que cum Mesuagio illo tradi et ocupari
et in Culturam uti solebant per tempus predictum et sic inde
seisitus decimo die aprilis anno regni domini Regis nunc
secundo Mesuagium illud devastari et prosterni fecit et sic
existere adhuc permittit per quod sex persone que ibidem
manere solebant habitacionibus suis priuantur valent que
tenementa illa per annum viginti solidos etc.

Et dicunt super Sacramentum suum quod Willelmus Sandys Mille
Sandys Miles & Thomas Mille seisiti existunt in dominico
suo vt de feodo de vno Mesuagio et quateruiginti acris terre
arrabilis cum pertinenciis in Bynfeld in Comitatu predicto que
terre arrari et seminari et cum Mesuagio illo locari et ocupari
solebant et sic seisiti predictus Willelmus Mesuagium illud
decimo die Maii anno regni predicti nuper Regis vicesimo
secundo decooperuit[1] per quod Mesuagium illud devastatum
existit et octo persone mansionibus suis ibidem carent et
valent tenementa illa per annum septem marcas et tenentur
de domina Regina anglie etc.

Et dicunt quod Robertus Sampson gentilman nuper fuit Sampson
et adhuc existit seisitus in dominico suo vt de feodo de vno
Mesuagio et viginti et sex acris terre arrabilis cum pertinenciis
in Bynfeld in Comitatu predicto que terre cum Mesuagio illo
tradi et ocupari solebant et sic inde seisitus sexto die Marcii
anno regni predicti nuper Regis decimo octauo Mesuagium
predictum evacuari de habitacione et postea ea de causa
prosterni et destrui fecit et sic existit vbi quatuor persone
antea moram traxherunt et tenementa illa valent per annum
viginti et quatuor solidos et tenentur de predicta Regina
anglie

[2] ~~Et dicunt quod Iohannes Fynche qui septimo die Marcii anno regni predicti nuper Regis vicesimo secundo tenuit per-~~

[1] 'Decooperuit,' unrooſed. A word not to be found in either Facciolati or Du Cange.

[2] Entry struck out in original; but see note on Westhenrede, p. 113, *n.* 2, *supra.*

~~Copiam Curie et adhuc tenet de Willelmo Sandys[1] Milite sexaginta acras terre parcellam Manerii de langford in Cleware sexaginta acras terre illas eisdem die et anno in pasturam animalium conuertit que valent per annum Centum solidos per quod duo aratra deponuntur et duodecim persone occupacionibus Carent.~~[a]

Thorpe

Et dicunt quod Willelmus Thorpe Bocher qui tenet ad firmam Manerium de Ray in Comitatu predicto non Custodit mansum in Mesuagio Manerii illius et quadraginta acras terre arrabilis sexto die Decembris anno regni predicti nuper Regis vicesimo quarto in pasturam animalium conuertit per quod sex persone laboribus Carent et vnum aratrum deponitur et valent per annum tenementa illa quinquaginta et tres solidos et octo denarios[2]

~~Et dicunt quod Thomas Benett qui tenet et sexto die Marcii anno regni domini Regis nunc quinto tenuit de Willelmo Sandys Milite ad firmam Manerium de Clewer in Comitatu predicto eisdem die et anno Mesuagium eiusdem Manerii in decasum et absque inhabitacione in eodem permisit et adhuc permittit et sexaginta acras terre arrabilis parcellam eiusdem Manerii in pasturam animalium Conuertit et illas sic adhuc tenet per quod occupacio[3] quinque personarum~~

[a] Struck through in MS.

[1] The manor of Clewer, at this time in the Sandys family, comprised part of Windsor, including the Castle (*Annals of Windsor*, by Tighe and Davis, i. 16, 37, 100). The name of Langford has disappeared, but may be taken to have been somewhere near the site of the bridge between Windsor and Eton.

[2] The entry here is unusual; but it is perhaps legitimate to infer that, as the house was left tenantless, it was suffered to go to decay within the Act of 1488 and the Proclamation of 1514 (pp. 6, 7, *supra*). The persons of whom it is recorded that they 'laboribus carent' are in this case, therefore, tabulated among the ejected. Cf. the next entry. The lord of the manor is not stated, but the family of Norreys held the manor of Hyndon (Bray), within which Ray or 'the Rey' apparently was (Lys. i. 247; Kerry's *Hist. of the Hundred of Bray*, p. 121).

[3] 'Occupacio' apparently here means occupancy, as at Kyngyshey, Bucks, p. 207, *infra*.

~~diminuitur etc. et valent per annum quadraginta solidos et tenentur de domino Rege~~ [a]

Et dicunt quod prior de Bustellesham parcum suum apud Bustellesham [1] cum decem acris terre arrabilis ad anuum valorem quinque solidorum [b] et terras illas adhuc in vsu culture tenet tamen [b] palis inclusit et imparcauit pro feris in eisdem nutriendis [2] et idem prior de terris illis seisitus existit in dominico suo vt de feodo in iure Monasterii illius Bustellesham

Et dicunt quod Cristoferus Bellyngham nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de sexaginta acris pasture cum pertinenciis in Hurst [3] in Comitatu predicto et sic seisitus decimo die Februarii anno regni predicti nuper Regis vicesimo primo terras illas palis et sepibus inclusit et imparcauit et parcum inde fecit et feras in eodem parco posuit et valent tenementa illa per annum triginta solidos Bellyngham

Et dicunt quod Willelmus Trewe qui seisitus est et a diu fuit de quadraginta acris terre arrabilis cum pertinenciis in Erley in dominico suo vt de feodo sexto die Iulii anno Regni predicti nuper Regis vicesimo terras illas in pasturam ouium conuertit per quod octo persone que ibidem ocupari solebant circa inde Culturam ociosi permanent [4] et valent terre ille per annum viginti solidos

ET dicunt quod Thomas annesley gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti acris terre arrabilis et cum Mesuagio illo locatis in Bray in Comitatu predicto et sic inde seisitus sexto (Membrane 78) Annesley iiij

[a] Struck through in MS. [b–b] These words are in place of nearly half as much erased.

[1] Now Bisham. The prior was lord of the manor (Dugd. *Monast.* vi. 527).

[2] This is an exceptional entry. It records a recent inclosure with the object of conversion to pasture, a process not yet, however, begun. I have tabulated it as an inclosure to pasture and an imparcation.

[3] The manor belonged to the Abbey of Abingdon (Lys. i. 301 ; Dugd. *Monast.* i. 529).

[4] 'ociosi permanent.' This is a new form of entry justifying the interpretation of the record adopted in the case of Easthanney and other places ; see p. 114, *n.* 4, *supra.*

die Marcii anno regni predicti nuper Regis sextodecimo Mesuagium illud devastari fecit et terras illas in pasturam animalium Conuertit et illas sic tenet per quod tres persone ocupacione Carent et tenementa illa valent per annum viginti solidos et tenentur de domina Regina Anglie etc.

† Collegium Marie Magdalene Oxonie s[c]ri[bat] leder r[espondere] M[ense] Michaelis

Et dicunt quod Thomas Wyse qui tenet ad firmam de Custode et scolaribus Collegii beate Marie Magdalene Oxonie pro termino annorum vnum Mesuagium et viginti acras terre arrabilis in Harwell[1] que terre arrari et seminari et cum Mesuagio illo locari et ocupari per totum dictum tempus solebant sextodecimo die augusti anno regni domini Regis nunc secundo Mesuagium illud devastari fecit et adhuc existit per quod due persone mansionibus suis ibidem Carent et tenementa illa valent per annum decem solidos et tenentur de domino Rege vt de honore suo Walingford

Westillisley

Et dicunt quod [b] Rector de Westyllysley seisitus existit et a diu fuit de vno Mesuagio et sexaginta acris terre arrabilis cum pertinenciis in Westyllysley predicta in dominico suo vt de feodo in iure Rectorie sue predicte que terre arrari seminari ac cum Mesuagio illo locari a tempore de quo non exstat memoria solebant et sic inde seisitus decimo die Maii anno regni predicti nuper Regis vicesimo Mesuagium predictum devastari et in ruinam fore fecit et permisit et adhuc sic esse permittit per quod [m]ansus [c] sex personarum ibidem Caret et tenementa illa valent per annum sexaginta solidos

Et dicunt super Sacramentum suum quod quidam Willelmus Sambourn sextodecimo die Iulii anno regni predicti nuper Regis secundo tenuit ad firmam ad terminum annorum Willelmo Iussher gentilman vnum Mesuagium et Centum acras terre arrabilis cum pertinenciis in Farnham[2] in Comitatu predicto que terre arrari et seminari et cum Mesuagio predicto

Iussher bis Sambourn f[iat] s[ub] p[ena]

[a] MS. *m.* [b] Blank in MS. [c] MS. mutilated.

[1] Magdalen College held, and still holds, an estate here, but the manors belonged to the family of Langford and to the see of Winchester (Lysons, i. 290; *Parl. Papers*, 1873, xxxvii. 536, 542, &c.).

[2] Farnham, Fernham or Fearnham, a hamlet of Shrivenham (Lys. i. 369).

a tempore de quo non exstat memoria tradi et ocupari solebant et predictus Willelmus Sambourn de tenementis predictis vt prefertur possessionatus Mesuagium predictum predictis die et anno prosterni et devastari fecit et sic Mesuagium illud adhuc devastatum existit per quod quatuor persone que ibidem in Mesuagio illo manere ante tunc potuissent modo mansiones suas alibi querere cohertantur tenementa que predicta valent per annum sex libras tresdecim solidos et quatuor denarios

Et dicunt quod predictus Willelmus lussher modo seisitus est de tenementis illis in dominico suo vt de feodo et quod quidam Ricardus lewse modo tenet ad firmam ex dimissione predicti Willelmi lussher tenementa illa etc.

Et dicunt quod quidam Willelmus Thaccher qui de Willelmo lussher gentilman tenet per Copiam Curie vnum Mesuagium et triginta acras terre arrabilis cum pertinenciis in Fernham in Comitatu predicto terre que ille arrate et seminate ac cum Mesuagio illo tradite et ocupate a tempore de quo non exstat memoria hominum fuerunt decimo die Septembris anno regni predicti nuper Regis decimo nono Mesuagium illud devastari et prosterni fecit per quod tres persone mansionibus suis Carent tenementa que illa valent per annum decem et octo solidos et predictus Willelmus lussher inde seisitus existit in dominico suo vt de feodo etc. Thaccher lussher

Et dicunt quod Thomas perse qui nuper tenuit ad firmam de Iohanne Cheyne Milite pro termino certorum annorum iam determinatorum duo Mesuagia et duas virgatas terre arrabilis cum pertinenciis in Compton [1] qualibet virgata terre quindecim acras terre in se continente et que terre arrate et seminate ac cum Mesuagio illo tradite et ocupate a toto supradicto tempore fuerunt sextodecimo die Marcii anno regni predicti Regis duodecimo Mesuagium illud devastari et prosterni fecit et quod Mesuagium illud sic adhuc existit [2] et Fetiplace perse f[iat[s[ub] p[ena]

[1] *I.e.* Compton Beauchamp, or Compton Regis, near Shrivenham (Lys. i. 265).

[2] This is an entry difficult to interpret. The holdings were two of two virgates of fifteen acres each and two messuages, the total rent being, apparently, 20*s*. 'Messuagium illud' is clearly used loosely, like the

tenementa illa valent per annum viginti solidos et tenentur de domino Rege et Cuius quidem Iohannis Cheyne statum de et in tenementis predictis Thomas Fetyplace Miles modo habet etc.

No[t]a no[t]a Con.es Deuon

Et dicunt quod quidam [a] Foster qui duodecimo die aprilis anno regni predicti nuper Regis terciodecimo tenuit ad firmam de [a] Courteney tunc Comite Deuonie [1] vnum Mesuagium vocatum hoggys et viginti acras terre arrabilis cum pertinenciis in Burton in Comitatu predicto que terre arrari et seminari et cum Mesuagio predicto tradi et ocupari a toto supradicto tempore solebant predictis die et anno Mesuagium predictum devastari et destrui fecit et Mesuagium illud sic existit per quod quatuor persone mansionibus suis carent et tenementa illa valent per annum viginti solidos et Henricus Courtney Comes Deuonie inde seisitus existit in dominico suo vt de feodo et Thomas Hynton modo tenementa illa tenet ad firmam et tenementa illa tenentur de domino Rege

no[t]a

Et dicunt quod Iohannes Slatter qui duodecimo die Iulii anno regni predicti nuper Regis vicesimo secundo tenuit ad

Fetiplace

firmam de Thoma Fetyplace Milite pro termino certorum annorum vnum Mesuagium et quadraginta acras terre arrabilis

[a] Blank in MS.

legal 'premises,' and so the entry has been interpreted by the Lansdowne MS.: see *Trans. R.H.S.* 1894, p. 272; cf. Henton, *infra*. No displacement of population is recorded, though both houses (apparently) were demolished. In accordance, therefore, with the principle adopted in the case of Hampstede Norreys (p. 110, *n.* 3, *supra*), I have tabulated each of these inclosures as involving the ejectment of two persons. The average area per person evicted from inclosed arable leaseholds on lay land is 10·5 acres. The average number of inhabitants of a messuagium upon lay leaseholds is six; but this would be in the present case misleading, since upon lay leaseholds the average number of acres to a messuage is as high as 75·8. The first average, that of the area of inclosed arable leaseholds on lay land, is probably nearest the mark. This gives less than two persons for each of the fifteen acres. I have therefore entered [2] evictions in each case as the most probable number upon these data. The square brackets in the table indicate the conjectural character of the entry.

[1] *I.e.* William. This entry explains that of the Lansdowne MS. which substitutes 'Henricus tunc Comes' as the responsible person.

in Knyghton[1] in Comitatu predicto que terre cum Mesuagio illo ocupate et tradite per totum supradictum tempus fuerunt predictis die et anno Mesuagium illud prosterni et devastari fecit et sic adhuc existit per quod sex persone mansionibus suis carent et tenementa illa valent per annum xl solidos et predictus Thomas Fetyplace inde seisitus existit in dominico suo vt de feodo et quidam Clemens Goldyng modo illa tenet ad firmam de predicto Thoma Fetyplace etc.

abbas de Redyng Welles

Et dicunt quod Iohannes abbas Monasterii de Redyng nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti acris terre arrabilis in Crokeham in Comitatu predicto et sic inde seisitus sexto die Marcii anno regni domini Regis nunc sexto Mesuagium illud devastari fecit et sic adhuc existere permisit per quod septem persone de mansionibus suis ibidem eicientur et expulentur[2] et tenementa illa valent per annum nouem solidos et tenetur[a] de domino Rege et Thomas Smyth illa modo tenet ad firmam pro termino annorum de predicto abbate[3]

(Membrane 77)

Braybroke Abbas de Abyndon Berk[eia]

ET dicunt quod Iacobus Braybroke qui de abbate Monasterii de abendon decimo die Iulii anno regni domini Henrici nuper Regis anglie septimi vicesimo quarto[4] tenuit per Copiam Curie secundum Consuetudinem Manerii ipsius abbatis de Westsandford vnum Mesuagium vocatum Brewmans et sexaginta acras terre arrabilis et que cum Mesuagio illo ocupari et tradi necnon arrari et seminari solebant a tempore Cuius contrarii memoria hominum non existit in Westsandford predicta et vnde predictus abbas in iure Monasterii sui predicti vt parcella predicti sui Manerii de Westsandford seisitus existit

[a] Sic.

[1] A hamlet of Compton Beauchamp. The manor belonged to the canons of St. Frideswide, Oxford (Lysons, i. 266).

[2] This entry by its use of the future indicates that the projected changes had not been completed.

[3] The recital at first sight seems to indicate that the Abbot was lord of the manor. This was not the case, but the Abbey owned the Rectory, and this land was probably glebe. See Dugd. *Monast.* iv. 49.

[4] The date assigned is inaccurate, the twenty-fourth year of Henry VII. having been terminated by his death on April 21, 1509.

in dominico suo vt de feodo predictis die et anno Mesuagium illud devastari fecit et prosterni et Mesuagium illud sic adhuc existit[1] Et valent tenementa illa per annum vndecim solidos
F et Margeria Harecourt vidua modo tenementa illa tenet de predicto abbate per Copiam Curie et idem abbas illa tenet de domino Rege etc.

liij Et dicunt quod predictus Iacobus Braybroke qui de predicto abbate septimo die Nouembris anno regni predicti nuper Regis vicesimo quarto tenuit per Copiam Curie in forma predicta vnum Mesuagium hamys et quateruiginti acras terre arrabilis et que a toto tempore predicto seminari et cum mesuagio illo tradi et ocupari solebant Mesuagium illud eisdem die et anno ad terram prosterni et devastari fecit et permisit Et tenementa illa valent per annum duodecim solidos et predictus abbas vt prefertur inde seisitus existit in dominico suo vt de feodo et illa tenet de domino Rege et predicta Margeria illa modo tenet de predicto abbate per Copiam Curie etc. et occasione predicta sex persone ab habitacionibus suis in Westsandford exierunt alibi vagando

Tate Et dicunt quod Iohannes Tate de Clerkenwell gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et quadraginta et quatuor acris terre arrabilis et que arrari et seminari et cum Mesuagio illo tradi et ocupari a toto dicto tempore solebant in Kenyngton[2] in Comitatu predicto et sic inde seisitus decimo octauo die Iunii anno regni domini Regis nunc quinto Mesuagium illud devastari et in ruinam fore permisit et fecit et sic existere permittit per quod sex persone mansionibus suis depriuantur et valent per annum Centum solidos etc.

[1] The data for determining the number of evictions are—(1) The average number of acres per person evicted on inclosed (arable) ecclesiastical copyhold = 8·7 acres; this gives 7 persons evicted. (2) The average number of inhabitants per messuage on ditto = 5 persons. (3) The average number of acres to a messuage on ditto = 38·7 acres. Thus (2) and (3) also point to the eviction of seven persons, and [7] is accordingly tabulated. See further *Trans. R.H.S.* 1893, p. 221.

[2] The manor belonged to the Abbey of Abingdon (Lys. i. 383).

Et dicunt quod Thomas Vmpton armiger qui decimo die octobris anno regni predicti nuper Regis vicesimo secundo de abbate de abendon tenet[a] ad firmam ad terminum certorum annorum tenuit et adhuc tenet quinque Mesuagia Centum et duodecim acras terre arrabilis in Shalyngford in Comitatu predicto et que terre seminari et cum Mesuagiis predictis locari et ocupari a tempore de quo non exstat memoria solebant predictis die et anno quatuor parua Mesuagia Mesuagiorum predictorum destrui et devastari et quateruiginti acras terre arrabilis sepibus includi et in pasturam animalium conuerti fecit et sic adhuc illas tenet per quod duo aratra deponuntur et octo persone que ibidem occupacionem habuerunt modo labores querunt et in ocium ducuntur et vnum Mesuagium inde tantum manutenetur in quo duo persone manent[1] et tenementa illa devastata et inclusa valent per annum lxxiij solidos iiij denarios Et predictus abbas inde seisitus est in dominico suo vt de feodo in iure Monasterii sui predicti et illa tenet de domino Rege etc. G abbas de abendon lef[son] scr[ibat] s[ub] p[ena]

Et dicunt quod abbas de abyndon seisitus existit in dominico suo vt de feodo in iure Monasterii sui de Abyndon de manerio de Shalyngford in Comitatu predicto in Shalyngford in eodem Comitatu et quod idem Abbas manerium illud tenet de domino Rege quodque Willelmus yate qui tercio die octobris anno regni domini Regis nunc secundo tenuit et adhuc tenet de predicto abbate de abendon per Copiam Curie vt de Manerio illo vnum Mesuagium et quinquaginta acras terre arrabilis et arrari consuete et cum Mesuagio illo tradite et ocupate a tempore de quo non exstat memoria predictis die et anno Mesuagium illud destrui et devastari fecit ob h abyndon

[a] Sic.

[1] It is not easy to tabulate these inclosures. I have taken the number of acts of inclosure to be four. Apparently, what took place was a consolidation of five holdings into one, accompanied by the laying down to grass of 80 acres out of the 112 acres previously maintained as arable. The holdings were, it would seem, of different extent, and therefore no attempt has been made to analyse into its constituent parts the total area given.

quod tres persone mansionibus ibidem carent et valent tenementa illa per annum viginti et sex solidos et octo denarios

Abendon

Et dicunt quod Georgius Fouler qui sexto die Maii anno regni domini Regis nunc septimo tenuit et adhuc tenet de predicto abbate per Copiam Curie vt de [Man]er[io su]o [a] predicto vnum Mesuagium triginta acras terre arrabilis et arrari et cum Mesuagio illo tradi et ocupari [b] a toto dicto tempore in Shalyngford predicta Mesuagium [illud] [c] predictis die et anno devastari et prosterni fecit et sic adhuc permittit [1] valent que tenementa illa per annum viginti solidos etc.

Et dicunt quod quidam Oliuerus pool [d] Clericus qui octauo die aprilis anno regni domini Regis nunc secundo tenuit de [e] Credok Rectore de Shalyngford predicta Mansionem [2] Rectorie predicte et triginta acras terre arrabilis cum mansione et Rectoria illa locari et ocupari consuete in Shalyngford in Comitatu predicto et vnde predictus Rector fuit et adhuc existit in iure Rectorie sue predicte in dominico suo vt de feodo eisdem die et anno Mansionem illam destrui et devastari fecit per quod tres persone mansionibus suis ibidem carent et tenementa illa valent per annum triginta solidos

Et Iuratores predicti dicunt quod dictus Rex seisitus

Membrane 76)

existit in **dominico** suo vt de feodo de Manerio de Henton [3] in Comitatu predicto quodque Henricus Stone qui sexto die Maii anno regni domini Regis nunc septimo tenuit et adhuc tenet de ipso domino Rege vt de Manerio suo predicto per Copiam Curie secundum consuetudinem Manerii illius dictum Mesuagium et quadraginta et quinque acras terre arrabilis et cum Mesuagio illo a tempore de quo non exstat memoria locate et ocupate ac in seminacionem granorum et vsum iconomie posite eisdem die et anno Mesuagium predictum

[a] MS. partly illegible. [b] Sic. [c] Conjectural: MS. illegible.
[d] Scarcely legible. [e] Blank in MS.

[1] Upon the data set out *sub* Westsandford, p. 126, *n.* 1, *supra*, I have inferred the number of evictions from these 30 acres at four.

[2] 'Mansio' here used of a rectory house. See Fulscot, p. 101, *n.* 2, *supra.*

[3] Now Hinton Waldridge.

devastari et destrui fecit et sic adhuc illud tenet per quod sex persone habitacionibus suis ibidem Carent Et tenementa illa valent per annum quadraginta et sex solidos et octo denarios

Et dicunt quod Thomas Costard nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et quadraginta acris terre arrabilis in Bukland in Comitatu predicto que terre cum Mesuagio illo tradi et ocupari a tempore de quo non exstat memoria solebant et arrate et seminate cum granis fuerunt et sic inde seisitus sextodecimo die Februarii anno regni domini Regis nunc sexto Mesuagium predictum prosterni et devastari fecit ita quod iconomia ibidem cum terris illis haberi nec sustentari non potest per quod quatuor persone habitacionibus carent tenementa que illa valent per annum viginti solidos Et tenentur de Carolo Duce Suffolcie [1] etc. et ipse vlterius tenet tenementa illa de domino Rege Et predictus Dux nichil de tenementis illis ratione predicti percepit aut habuit aut adhuc percipit etc. Costard f[iat] s[ub] p[ena] † . . .[a] s[c]r[ibat] Giles hiij

Et dicunt quod Iohannes Park nuper fuit et adhuc existit s[eisi]tus [b] in dominico suo vt de feodo de vno Mesuagio et quadraginta acris terre cum pertinenciis in Bukland predicta in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo ocupari et dimitti per totum dictum tempus de quo non exstat memoria solebant et vse fuerunt et sic inde seisitus sexto die Iulii anno regni domini Regis nunc secundo Mesuagium illud prosterni et in decasum fieri fecit ob quod tres persone que ibidem habitare solebant mansionibus extunc caruerunt et tenementa illa valent per annum viginti solidos et tunc tenebantur de domino Rege et modo tenentur de predicto Duce [2] etc. Park f[iat] s[ub] p[ena] arrabilis

Et dicunt super sacramentum suum quod Willelmus Sandys Miles nuper fuit et adhuc existit seisitus in dominico Sandes

[a] MS. illegible. [b] MS. mutilated.

[1] Charles, Duke of Suffolk, *i.e.* Charles Brandon.

[2] This entry shows the grant to have been made to this duke between 1510 and 1517. Probably it was among the lands granted in 1515 (*S.P. Dom.* H. VIII. ii. 1363).

suo vt de feodo de vno Mesuagio et viginti acris terre arrabilis et cum Mesuagio illo a diu tradite et ocupate in Cokeham[1] in Comitatu predicto Et sic inde seisitus decimo die Iulii anno regni domini Regis nunc secundo Mesuagium predictum prosterni fecit per quod due persone mansionibus ibidem carent Et tenementa illa valent per annum viginti solidos etc.

Newynton

Et dicunt quod [a] Newunton gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et quinquaginta acris terre arrabilis cum pertinenciis in Wynkefeld in Comitatu predicto que terre arrari et seminari et cum predicto Mesuagio locari et tradi et ocupari a tempore de quo non exstat memoria solebant et sic inde seisitus quartodecimo die Februarii anno regni predicti nuper Regis octauo Mesuagium predictum prosterni permisit[2] et sic adhuc permittit per quod sex persone habitacionibus suis carent tenementa que illa valent per annum quadraginta solidos et tenentur de domino Rege

lee jef[son] scr[ibat]

Et dicunt quod Iohannes lee nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti acris terre cum pertinenciis in Wynkefeld in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo tradi et ocupari a tempore de quo non exstat memoria solebant et sic inde seisitus vndecimo die Ianuarii anno regni domini Regis nunc primo Mesuagium illud devastari et prosterni fecit terras que predictas ab vsu iconomie in pasturam animalium conuertit et sic adhuc tenet per quod sex persone ocupacionibus et mansionibus carent et tenementa illa valent per annum viginti solidos et tenentur de domino Rege etc.

Bolok bolok †

Et dicunt quod Thomas Bolok gentilman nuper fuit et

[a] Blank in MS.

[1] The manor belonged to the Abbey of Cirencester (Dugd. *Monast.* vi. 177, 179).

[2] 'prosterni permisit,' as though the change was upon the initiative of the tenant. This, like Henton, Bynfeld, and Bray (*supra*), was the Crown manor of Foli-john in the parish of W. (Lys. i. 436).

adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et Centum acris terre arrabilis in Berkeham in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo tradi et ocupari solebant per totum dictum tempus et sic inde seisitus quarto die Marcii anno regni domini Regis nunc septimo predictum Mesuagium in decasu existere ita quod iconomia ibidem manutenere[a] non potest permisit et sic adhuc permittit per quod octo persone habitacionibus et mansione ibidem carent Et valent tenementa illa per annum triginta et tres solidos et quatuor denarios et a quo vel de quibus tenentur Iuratores predicti ignorant[1] s[c]ri[bat] Giles

Et dicunt quod Willelmus Trychefeld gentilman nuper fuit et adhuc [existit][b] seisitus in dominico suo vt de feodo de vno Mesuagio et sexaginta acris terre arrabilis cum pertinenciis in Bray in Comitatu predicto que terre arrari et seminari [et cum Mesua]gio[b] illo locari [et][c] ocupari solebant a toto tempore de quo memoria hominum non existit et sic inde seisitus decimo die Ianuarii anno regni predicti nuper Regis [sept]imo[d] Mesuagium predictum prosterni et devastari fecit[1] ~~et terras predictas a priori vsu iconomie in pasturam animalium conuertit per quod vnum aratrum deponitur~~[2] et ea occasione quinque persone occupacionibus suis carent et ociosi abinde recesserunt tenementa que illa valet[e] per annum sexaginta solidos et modo tenetur de domina Regina anglie Trichefeld

Et dicunt super Sacramentum suum quod Thomas Spicer nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno mesuagio et quadraginta acris terre arrabilis et que a tempore de quo memoria hominum non exstat arrari et seminari et cum mesuagio illo locari et ocupari solebant et fuerunt in Stephyngton[3] in Comitatu predicto et sic inde (Membrane 75) T. Spicer f[iat] s[ub] p[ena]

[a] Sic. [b] Conjectural: MS. mutilated. [c] Conjectural: MS. illegible. [d] MS. mutilated. [e] Sic.

[1] The concluding words of this entry point to the incloser as being lord of the manor.

[2] I have here, as usual, tabulated according to the original record and not noticed the erasure.

[3] Now Steventon. The manor belonged to the Dean and Chapter of Westminster (Lys. i. 375).

seisitus quarto die Ianuarii anno regni Henrici nuper Regis anglie septimi terciodecimo mesuagium illud prosterni et devastari permisit et sic devastatum adhuc existit per quod quatuor persone a mansionibus suis ibidem recesserunt Et valent per annum quadraginta solidos

Opkyns

Et dicunt quod Willelmus Opkyns nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno mesuagio et quadraginta acris terre arrabilis et que a toto dicto tempore arrari et seminari et cum mesuagio illo tradi et ocupari solebant et fuerunt in Stephyngton predicta et sic inde seisitus sexto die Iulii anni regni predicti nuper Regis quartodecimo Mesuagium illud in ruinam et decasum fore et existere permisit et adhuc permittit ita quod iconomia ibidem habere et vti non potest sicut antea fuit[1] et deletur et tenementa illa valent per annum quadraginta solidos et ea de causa sex persone habitaciones suas querentes abinde recesserunt

Iv

Et dicunt quod Thomas ayleston et Robertus Hyed qui sexto die Octobris anno quintodecimo regni predicti nuper Regis tenuerunt et adhuc tenent ad firmam pro termino annorum adhuc durancium de abbate Monasterii de abendon in Comitatu predicto Manerium de Milton in Comitatu predicto ad anuum valorem viginti librarum et vnde idem abbas seisitus existit in dominico suo vt de feodo in iure Monasterii sui predicti predictis die et anno Centum et viginti acras terre arrabilis et que a toto dicto tempore arrari et seminari solebant ad anuum valorem per annum quadraginta solidorum in pasturam animalium conuerterunt[2] et illis sic vsi sunt

Milton
ledir†
Abendon[a]

[a] Thus struck through in MS.

[1] The addition to the formula expressing the abandonment of 'iconomia' 'sicut antea' points back to the words 'arrari et seminari,' and justifies the interpretation of 'iconomia' as cultivation by the plough.

[2] This entry gives some idea of the size of holdings occupied by large farmers, the two persons mentioned as the inclosers being probably only feoffees to uses. The total holding at the land rental of 4*d.* an acre (120 acres at 40*s.*) as given in the return was 1,200 acres. This entry

hucusque et vbi viginti persone in Mesuagio illo inhabitare et victum suum ibidem habere solebant tantum due persone ibidem modo existunt sic quod decem et octo persone abinde recesserunt vagando et duo aratra deponuntur et tenentur de domino Rege

Et dicunt quod Iohannes Corson gentilman qui primo die Octobris anno regni predicti nuper Regis vicesimo secundo tenuit et adhuc tenet ad firmam pro termino annorum de abbate Monasterii de abbendon Manerium de Drayton in Comitatu predicto ad anuum valorem viginti librarum et Manerium de Garford in eodem Comitatu ad valorem decem librarum [1] et vnde idem abbas seisitus existit in dominico suo vt de feodo in iure Monasterii sui predicti dictis die et anno sexaginta acras terre arrabilis parcellam dicti Manerii de Garford in pasturam animalium conuertit et apud Garford moram suam trahit et vbi apud Mesuagium Manerii predicti de Drayton quatuordecim persone habitare et ocupari solebant modo ibidem tantum due persone existunt ita quod ibidem et in Garford decem et octo persone per ipsum Iohanem Corson suis habitacionibus et occupacionibus querere alibi cohertentur et compellentur [b] predicte que lx acre terre in pasturam conuerse valent per annum quadraginta solidos et tenementa illa per dictum abbatem tenentur de domino Rege, etc.

Abendon [a] Drayton leder †

Et dicunt quod Willelmus Vyve qui de dicto abbate sexto die Iunii anno regni predicti nuper Regis sextodecimo

scr[ibe] Abendon

[a] Thus struck through in MS. [b] Sic.

settles the question of the lordship of the manor of Milton at this period. See *Gent. Mag.* 1820, i. 10 ; 1828, ii. 204.

[1] This is a remarkable entry. At the rental value of 8*d.* an acre (60 acres at 40*s.*), the area of the manor of Drayton let to the incloser was [600] acres. Upon the same basis that of the manor of Garford was [300] acres. The language of the return and the expulsion of six persons from the manor house at Garford leave it doubtful whether the incloser did not occupy a third house there himself. I have tabulated [600] acres as representing the area ingrossed at Drayton, and [300] acres for that at Garford. This incloser also, as the commissioners notice, held a farm at Frylford, close to Garford.

tenuit et adhuc tenet per Copiam Curie vt de Manerio ipsius abbatis de Drayton in Comitatu predicto in Drayton predicta secundum consuetudinem Manerii illis vnum Mesuagium et viginti acras terre arrabilis et arrari consuete a toto dicto tempore et cum mesuagio illo tradite et occupate Mesuagium illud dictis die et anno prosterni et destrui fecit et sic adhuc existit per quod quatuor persone mansiones suas alibi querere compelluntur et predictus abbas de tenementis illis seisitus est in iure Monasterii sui predicti in dominico suo vt de feodo et valent per annum duodecem solidos et sex denarios Et idem abbas illa tenet de domino Rege etc.

Denton

Et dicunt quod Thomas Denton gentilman qui decimo die Iulii anno regni domini Regis nunc octauo tenuit et adhuc tenet per Copiam Curie de Iohanne Cradok Milite vnum Mesuagium et viginti acras terre arrabilis et que arrari et seminari et cum Mesuagio illo dimitti et occupari a tempore cuius contrarii memoria hominum non existit solebant in Wittnam Comitis[1] in Comitatu predicto predictis die et anno Mesuagium illud destrui et devastari fecit ita quod iconomia ibidem vt decet sustentari nec haberi potest et predictus Matheus[a] seisitus est inde in dominico suo vt de feodo et illa tenet de [b] Et valent per annum xiij solidos iiij denarios et occasione illa tres persone a mansionibus suis abierunt Et Iohannes Goldyng modo ea tenet ad voluntatem predicti Thome

Kyngeston & aldeworth

Et dicunt quod Iohannes aldewurth qui vndecimo die Octobris anno regni predicti nuper Regis vicesimo secundo tenuit et adhuc tenet per Copiam Curie de Susanna Kyngeston vnum Mesuagium vocatum Hygons et sexaginta acras terre arrabilis et arrari consuete a toto dicto tempore et

[a] Sic. [b] Blank in MS.

[1] Now Long Wittenham. 'It was sometimes called Earls-Wittenham, probably from the family of Plessitis, Earls of Warwick, who inherited the manor from the Sandfords' (Lysons, p. 440). This entry supplies a gap in the history of the manor (see *ibid.*), since its form points to Denton as lord.

cum mesuagio illo locate et tradite apud Newbrigg[1] in Kyngeston Bagpues in Comitatu predicto Mesuagium illud predictis die et anno destrui fecit et devastari et sic adhuc existit per quod quatuor persone habitacionibus suis carent et valent per annum viginti et quatuor solidos

Et dicunt super sacramentum suum quod Iohannes lyford[2] qui nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de quadraginta acris terre arrabilis in lyford predicta que annuatim arrari solebant sexto die Iulii anno regni predicti nuper Regis vicesimo secundo terras illas in pasturam animalium conuertit et illas sic hucusque tenet et terre ille valent per annum quadraginta solidos et ea de causa duo aratra deponuntur et octo persone laboribus et occupacionibus carent etc. lyford

Et dicunt quod Oliuerus hyde gentilman nuper fuit seisitus in dominico suo vt de feodo de Centum acris terre arrabilis et arrari consuete et usitate in Southcoote[3] in Comitatu predicto et sic inde seisitus sexto die Marcii anno regni predicti nuper Regis vicesimo secundo terras illas arrabiles in pasturam animalium conuertit illas que sic adhuc tenet Cuius quidem Oliueri statum inde Willelmus hyde modo habet et tenementa illa valent per annum Centum solidos Et ea de causa duo aratra deponuntur et decem persone laboribus et occupacionibus suis ibidem depriuantur etc.

ET dicunt super sacramentum suum quod Edwardus Darell Miles nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de Centum acris pasture in Hampstede Marshall predicta[a] in Comitatu predicto et sic inde seisitus primo die Decembris anno Regni domini Henrici nuper Regis anglie septimi vicesimo primo terras illas fossatis et palis inclusit et imparcari ac parcum inde pro feris in eodem (Membrane 74)

Darell leder†

[a] Sic.

[1] Probably the bridge south of Kingston Bagpuze, now known as Ock Bridge.

[2] Notwithstanding the name, the incloser does not appear to have been lord of the manor (Lysons, i. 289).

[3] The manor belonged to the family of Windsor (Lysons, i. 341).

nutriendis fecit et feras in eodem posuit et habet ad presens parcus que ille modo vocatur Casleston et terra pastura illa siue parcus tenetur de domino Rege et valet per annum quadraginta solidos

Et dicunt quod Thomas Halle tenet duas firmas vnam ad valenciam per annum quinque marcarum et aliam ad valenciam per annum decem marcarum [1]

aumesbery

Et dicunt quod Iohannes Hunne qui de priorissa de aumsbery tenuit ad firmam vnum Mesuagium et triginta acras terre arrabilis et cum Mesuagio illo a tempore a quo non exstat memoria locate tradite et ocupate in Kentbury [2] Mesuagium illud decimo die Iunii anno regni predicti nuper Regis vicesimo primo destrui et devastari fecit et sic desolatum et devastatum fore permittit et terras predictas in pasturam animalium Conuertit per quod vnum aratrum deponitur et quatuor persone qui ibidem moram traxherunt [a] habitacionibus carent tenementa que illa valent per annum viginti solidos et vnde predicta priorissa seisita est in dominico suo vt de feodo et tenentur de [b]

prior s[an']c[t]e Frediswid[e] Oxon[ie] †

lvj

Et dicunt quod Iohannes Cottesmore gentilman qui sexto die Octobris anno regni domini Regis nunc primo tenet et adhuc tenuit ad firmam pro termino annorum adhuc durancium de priore sancte Frediswide Oxoneford vnum Mesuagium et Centum acras terre arrabilis cum pertinenciis in Huddon [3] in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo locari et ocupari per totum dictum tempus de quo non exstat memoria solebant et vnde predictus prior

[a] Sic. [b] Blank in MS.

[1] The area of the farm of which the rental value was five marks (66*s.* 8*d.*), assuming these two farms to have been held of the lord of the manor, calculated from the average rentals of 9*d.* per acre on land let by lay owners on farm tenancies in Berkshire, would be [89] acres; that of the farm at ten marks (6*l.* 13*s.* 4*d.*) [178] acres.

[2] The manor belonged to the nunnery of Ambresbury (Dugd. *Monast.* ii. 333, 336, 342; Lysons, i. 305).

[3] In the parish of Hungerford, given to the Priory of St. Frideswide in Oxford by Edmund, Earl of Lancaster (pat. 6 E. III.; Lysons, i. 298; Dugd. *Monast.* ii. 175).

seisitus existit in dominico suo vt de feodo in iure domus sue Monasterii sancte Frediswyde predicte predictis die et anno Mesuagium predictum devastari fecit et prosterni fecit et quateruiginti acras terre de predictis terris arrabilibus in pasturam animalium conuertit et sic illis adhuc vsus est et valent tenementa illa per annum quatuor libras et illa de causa vnum aratrum deponitur et quatuor persone mansionibus suis carent etc.

Et dicunt quod [a] haddon de london qui de priorissa domus vocate le Menoresses prope london decimo die Iulii anno regni domini Regis nunc quinto tenuit et adhuc tenet ad firmam vnum Mesuagium et quadraginta acras terre arrabilis cum pertinenciis in Wil[de] [b] in Comitatu predicto et que terre cum Mesuagio illo tradi et ocupari et in iconomiam operari a toto dicto tempore solebant dictis die et anno destrui et devastari et prosterni fecit et permisit permittitque hucusque [1] et predicta priorissa inde seisita est in dominico suo vt de feodo in iure domus sue predicte valent que tenementa illa xiij solidos iiij denarios et predicta priorissa illa tenet de domino Rege etc.[2]

Haddon menoresses leder †

[a] Blank in MS. [b] MS. mutilated.

[1] The average number of acres per person evicted by farm tenants of arable ecclesiastical land is 7·2 acres. This points to five evictions here. The number of inhabitants to a messuage on such property is five, and the average number of acres to a messuage on such, 37·4. These last two data also point to [5], which is, therefore, the number tabulated.

[2] The form of return points, though not conclusively, to the Prioress of the Minoresses as the lady of the manor, but neither the account of the Minories in *Archæol.* xv. 92, nor Tanner (*Not. Monast.*) nor Dugdale, (*Monast. Anglic.*) mentions any property held here by that house. Wilde was in the parish of Hampstede Norris, and the imparcation at Wilde by the next incloser points to his having owned the manor. On the whole, therefore, I think it probable that the prioress was a freeholder. Possibly the recital intends that the land was a gift in frankalmoign from the king. See Professor Maitland on Frankalmoign, *Law Quart. Rev.* vii. 357–8. In the case of Sotwell, p. 143, *infra*, where the Prior of Wallingford was a freeholder, there is no recital that it was held of the king. The recital here may, of course, have been a mistake, and the Exchequer Rolls show that such mistakes did sometimes occur.

Noreys f[iat] s[ub] p[ena]

Et dicunt quod Iohannes Noreys armiger nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de quinquaginta acris pasture cum pertinenciis in Wilde in Comitatu predicto et sic inde seisitus sexto die Ianuarii anno regni domini Regis nunc quinto terras illas sepibus et palis inclusit et imparcauit ac cum terris illis parcum suum ibidem clargauit pro feris ibidem nutriendis et illas sic inclusas et imparcatas adhuc tenet tenementa que illa valent per annum xij solidos per quod quatuor persone laboribus et ocupacione suis carent etc.

Stauerton f[iat] s[ub] p[ena]

Et dicunt super sacramentum suum quod Ricardus Stauerton fuit et adhuc existit seisitus in dominico suo vt de feodo de quadraginta acris terre arrabilis cum pertinenciis in Warfild in Comitatu predicto et sic inde seisitus nono die Ianuarii anno regni domini Regis nunc septimo predictas terras ab vsu Culture et arrure in pasturam animalium Conuertit et terras illas sic adhuc tenet per quod vnum aratrum deponitur et quatuor persone suis ocupacionibus [1] depriuantur et tenementa illa valent per annum quadraginta solidos

Ep[iscop]us Wynton[iensis] Welles scr[ibat]

Et dicunt quod Agnes Castelman qui sexto die Marcii anno regni domini Regis nunc quinto tenuit et adhuc tenet per Copiam Curie de Ricardo Episcopo Wintoniensi vnum Mesuagium et quadraginta acras terre arrabilis in Wargraue in Comitatu predicto que terre cum Mesuagio illo tradi et ocupari et in seminacionem granorum vti per totum tempus predictum consueuerunt predictis die et anno Mesuagium predictum prosterni fecit et terras predictas in pasturam animalium Conuertit et illas sic tenet per quod quatuor persone mansionibus et ocupacionibus carent et tenementa illa valent per annum viginti solidos et predictus Episcopus seisitus inde existit in dominico suo vt de feodo et ipse tenementa illa tenet de domino Rege etc.

[1] That the phrase 'ocupacionibus depriuantur' means 'are deprived of their occupations,' not 'of their occupancies,' is evident from the next entry, 'mansionibus et ocupacionibus carent,' where a messuage is returned as destroyed. Cp. p. 375.

Et dicunt quod Willelmus Nores armiger nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et triginta acris terre arrabilis cum pertinenciis in Okynham [1] in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo locari et ocupari a tempore de quo non exstat memoria solebant et sic seisitus terciodecimo die Iunii anno regni predicti nuper Regis quartodecimo Mesuagium illud devastari fecit et sic devastatum adhuc permittit per quod quatuor persone habitacionibus suis priuantur et tenementa illa valent per annum triginta solidos

Nores
f[iat] s[ub] p[ena]

Et dicunt quod Willelmus Sandys Miles qui nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de duabus [a] Mesuagiis vocatis Cokehurst et Crishillys et sexaginta acris terre arrabilis in Sandhurst in Comitatu predicto que terre arrari et seminari et cum Mesuagiis illis tradi et ocupari a tempore de quo non exstat memoria scilicet cum vtroque eorundem Mesuagiorum triginta acre terre arrabilis solebant et idem Willelmus sic inde seisitus sexto die Iulii anno regni domini Regis nunc septimo Mesuagia predicta devastari fecit et terras predictas in pasturam animalium Conuertit ita quod iconomia vlterius ibidem non habetur per quod sex persone mansionibus et ocupacionibus carent et valent tenementa illa per annum viginti et sex solidos et octo denarios etc.

Sandys

ET dicunt quod Iohannes Soolys nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et quadraginta acris terre arrabilis cum pertinenciis in fyfeld [2] in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo locari et tradi consueuerunt a tempore de quo non exstat memoria et sic inde seisitus quartodecimo die Ianuarii anno regni domini Regis nunc quinto Mesuagium predictum devastari fecit et in decasum fore permittit ob

(Membrane 73)

Soolys
f[iat] s[ub] p[enâ]

[a] Sic.

[1] Now Wokingham. The Berkshire portion of this parish was in the manor of Sunning, which belonged to the bishops of Salisbury (Lysons, i. 379, 441).

[2] The manor was held by Lady Katherine Gordon. See *supra*, p. 114, *n.* 2; Lysons, i. 441.

quod quatuor persone mansionibus suis ibidem Carent Et tenementa illa valent per annum tresdecim solidos

Curson lvij

Et dicunt quod Iohannes Curson gentilman tenet in frylford [1] vnum Mesuagium et terras arrabiles ad firmam ad valenciam trium librarum per annum et in Mesuagio illo tantum due persone vna pastor ouium et altera ad faciendum brasum [a 2] ibidem per quod ibidem quatuor persone mansionibus et ocupacionibus suis carent Et Idem Iohannes duas alias firmas tenet vt alibi patet in villis de Garford et Brayton [b] in Comitatu predicto

I abbas de abendon Welles scribat

Et dicunt quod Iohannes Hamkyns qui septimo die augusti anno regni predicti nuper Regis sextodecimo tenuit et adhuc tenet de abbate de abyndon per Copiam Curie secundum consuetudinem Manerii eiusdem abbatis de Marcham in Comitatu predicto vnum Mesuagium et quadraginta acras terre arrabilis et que cum Mesuagio illo tradite et ocupate fuerunt per totum dictum tempus in Marcham in Comitatu predicto Mesuagium illud predictis die et anno devastari et destrui fecit ita quod iconomia ibidem manutenere [c] non potest per quod duodecim persone mansionibus suis ibidem Carent Et tenementa illa valent per annum quadraginta solidos Et dictus abbas inde seisitus existit in dominico suo vt de feodo in iure Monasterii sui predicti et dominus abbas tenet de domino Rege

Fissher

Et dicunt quod Reginaldus Fyssher nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio

[a] Sic : for brasium. [b] Sic : for Drayton. [c] Sic.

[1] The two manors here belonged to the family of Golafre and Magdalen College, Oxford, respectively. The average rental value per acre for Berks of farm tenancies in lay ownership being 9*d*., this gives an area of [80] acres, which I have accordingly tabulated within square brackets. Frylford and Garford are adjacent, and the form of this entry appears to intend it as a presentment both of consolidation and ingrossing.

[2] The mention of the maintenance of one shepherd and one person (probably a woman) for brewing in this house is evidently intended as a return of the decay of a messuage within the proclamation of 1514. See *Trans. R.H.S.* 1893, p. 173. The retention of the brewer makes in favour of this being the property of the lay resident lord of the manor rather than of the distant College, which also brewed its own beer.

et quadraginta acris terre arrabilis in Sutton Curttenay[1] in Comitatu predicto que cum Mesuagio illo ocupari et tradi solebant et sic inde seisitus septimo die Iulii anno regni domini Regis nunc secundo Mesuagium illud prosterni et in decasum fieri fecit per quod octo persone mansionibus suis Carent Et tenementa illa valent per annum tresdecim solidos et quatuor denarios

Et dicunt quod Willelmus Boredene qui septimo die Maii anno regni predicti nuper Regis vicesimo tertio tenuit et adhuc tenet per Copiam Curie de abbate de abbyndon vnum Mesuagium et quadraginta acras terre arrabilis cum pertinenciis in appelford in Comitatu predicto que terre cum Mesuagio illo locari et ocupari solebant necnon in vsu seminacionis granorum posite fuerunt per totum tempus predictum predictis die et anno Mesuagium predictum devastari et destrui fecit et sic adhuc existit per quod octo persone mansionibus suis ibidem Carent Et tenementa illa valent per annum viginti solidos Et predictus abbas seisitus est in iure Monasterii sui abendon in dominico suo vt de feodo et illa tenet de domino Rege etc. abendon o

Et dicunt quod Willelmus Wyx qui septimo die Maii anno regni domini Regis nunc secundo tenuit de domino Rege et nunc de Duce Suffolcie ad firmam vnum Mesuagium et quadraginta acras terre arrabilis in Bukland in Comitatu predicto que terre cum Mesuagio terre [a] locari et occupari solebant et ad vsum arrure et seminacionis granorum posite fuerunt per totum tempus de quo memoria hominum non existit predictis die et anno Mesuagium predictum devastari et destrui fecit et sic adhuc existit per quod octo persone Mansionibus suis ibidem carent et tenementa illa valent per annum decem et octo solidos et predictus dux modo inde predictus Dux modo inde [b] seisitus est in dominico suo vt de feodo et illa tenet de domino Rege etc. Wix

Et dicunt quod Edmundus Wyghthill qui de Iohanne

[a] Sic. [b] Sic : repeated.

[1] The family of Courtney were lords of the manor (Lysons, i. 383).

Bukland Rectore de Bukeland duodecimo die Octobris anno regni domini Regis nunc secundo tenuit et adhuc tenet ad firmam vnum Mesuagium et sexaginta acras terre arrabilis vocate le personage-lande in Bukland predicta in Comitatu predicto et que terre arrari et seminari cum Mesuagio illo locari tradi et ocupari a tempore de quo non exstat memoria solebant predictis die et anno Mesuagium predictum devastari fecit et sic adhuc existit per quod sex persone que ibidem inhabitare solebant mansionibus suis Carent valentque per annum tenementa illa triginta solidos [a] predictus Rector inde seisitus est in dominico suo vt de feodo in iure Rectorie sue predicte

Et dicunt quod Iohannes Baker qui tercio die Februarii anno regni domini Regis nunc tercio tenuit de domino Rege
Suff[olcia] et modo tenet ad firmam de predicto Duce Suffolcie vnum Messuagium et viginti acras terre arrabilis cum pertinenciis in Newynton [1] in parochia de Bukeland predicta in Comitatu predicto que terre cum Mesuagio illo ocupari et seminari et per totum dictum tempus solebant predictis die et anno Mesuagium illud devastari et prosterni permisit et sic devastatum hucusque permittit per quod quatuor persone a suis ibidem mansionibus abire Cohertebantur tenementa que illa valent per annum decem et octo solidos Et predictus Dux modo seisitus inde existit in dominico suo vt de feodo etc.

Et dicunt quod idem Iohannes Baker qui septimo die Maii anno regni domini Regis nunc tercio tenuit de domino Rege et nunc tenet de predicto Duce Suffolcie vnum Mesuagium et viginti acras terre arrabilis cum suis pertinenciis in Bukland predicta in predicto Comitatu que terre seminari et cum Mesuagio illo a tempore de quo non exstat memoria locari et ocupari solebant predictis die et anno Mesuagium illud prosterni fecit et devastari per quod quatuor persone a Mesuagiis exire coacti fuerunt Et valent tenementa illa per annum vndecim solidos et predictus Dux Suffolcie inde

[a] Sic: 'et' omitted.

[1] Perhaps the farm north-east of Buckland now called Lower Newton.

seisitus existit in dominico suo vt [a] idemque Dux illa tenet de domino Rege etc.

ET dicunt quod Iohannes Forde qui tenet ad firmam et a diu tenuit de Adreano Fortescue Milite ad terminum annorum vnum Mesuagium et sexaginta acras terre arrabilis in Sotwell [1] in Comitatu predicto que terre arrari seminari et cum Mesuagio illo per totum supradictum tempus dimitti et ocupari solebant sextodecimo die octobris anno regni domini Regis nunc septimo Mesuagium illud devastari et prosterni fecit et permisit fieri et sic adhuc permittit per quod decem persone mansionibus suis ibidem Carent Et tenementa illa valent per annum viginti solidos et predictus Adreanus inde seisitus existit in dominico suo vt de feodo et illa tenet de [b]

(Membrane 72)
Fortescue
xiij
f[iat] s[ub] p[ena]

Et dicunt quod Willelmus Iener qui tenet ad firmam de priore de Wallyngford vnum Mesuagium et quadraginta acras terre arrabilis in Sotwell in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo per totum predictum tempus tradi et ocupari solebant sexto die Iunii anno regni predicti nuper Regis vicesimo tercio Mesuagium illud devastari permisit et sic existere permittit per quod quatuor persone mansionibus suis ibidem priuantur Et tenementa valent per annum viginti solidos predictus que prior inde seisitus est in dominico suo vt de feodo in iure prioratus sui predicti etc.

Wallyngford
f[iat] s[ub] p[ena]

Et dicunt quod Isabella Randall que tenet ad firmam pro termino annorum vnum Mesuagium et viginti acras terre arrabilis in Southmorton in Comitatu predicto ex dimissione Henrici lenam gentilman qui inde seisitus existit in dominico suo vt de feodo et que terre arrari et seminari et cum Mesuagio illo tradi et ocupari per totum supradictum tempus solebant decimo nono die aprilis anno regni predicti nuper Regis vicesimo secundo Mesuagium illud prosterni et devastari fecit et illud sic adhuc permittit per quod tres persone suis mansionibus ibidem Carent tenementa que illa valent per annum

W. leyne lenam †
s[c]r[ibat] g[i]le[s]
Willelmus
leynam . . .[c]
lviij

[a] Sic : ~ e feodo' omitted.
[b] Blank in MS.
[c] MS. partly illegible.

[1] Now Satwell.

viginti solidos Et tenentur de Domino Rege [1] et Willelmus leynam modo seisitus existit in tenementis predictis

Et dicunt quod Galfridus Milman qui de predicto Henrico lenam tenuit ad firmam pro termino annorum vnum Mesuagium et viginti acras terre arrabilis in Southmorton in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo tradi et ocupari solebant septimo die Iulii anno regni predicti nuper Regis vicesimo secundo Mesuagium predictum devastauit et destruxit per quod tres persone mansionibus suis ibidem carent Et tenementa illa valent per annum viginti solidos et Willelmus leynam inde modo seisitus existit in dominico suo vt de feodo Et tenentur de domino Rege etc.

Huls butler f[iat] s[ub] p[ena]

Et dicunt quod Willelmus Butler qui de Willelmo Huls gentilman tenet ad firmam pro termino annorum vnum Mesuagium et triginta acras terre arrabilis et cum Mesuagio illo tradite et ocupate in Dudcote in Comitatu predicto septimo die aprilis anno regni domini Regis nunc septimo Mesuagium illud devastari fecit ita quod iconomia ibidem Manutenere [a] non potest vt decet per quod tres persone a mansionibus suis ibidem recesserunt tenementa que illa valent per annum quadraginta solidos et predictus Willelmus Huls inde seisitus existit in dominico suo vt de feodo

Stoner

Et dicunt quod Nicholaus Keyte qui per Copiam Curie tenet de Thoma Stoner armigero vnum Mesuagium et viginti acras terre arrabilis in Dudcote in Comitatu predicto cum Mesuagio illo locate et tradite vsitate [a] Mesuagium illud decimo die Iunii anno regni predicti nuper Regis vicesimo devastauit per quod due persone mansionibus suis Carent et valent per annum quindecim solidos Et tenentur per dictum Thomam de Domino Rege vt de honore de Wallyngford

Yattes benet f[iat] s[ub] p[ena]

Et dicunt quod Thomas Benet qui tenet ad firmam pro termino annorum de Iohanne yattys vnum Mesuagium et

[a] Sic.

[1] There were four manors in the parish of Southmorton. The family of Lenham or Leynham owned considerable estates in Berks and Bucks (Lysons, i. 251, 388, 389, 582, 627).

sexaginta acras terre arrabilis in Mvlford in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo locari tradi et ocupari a toto dicto tempore solebant sexto die Maii anno regni predicti nuper Regis duodecimo Mesuagium illud prosterni et devastari fecit per quod sex persone que ibidem manere solebant habitacionibus Carent tenementa que iila valent per annum viginti solidos et vnde predictus Iohannes yattes seisitus existit in dominico suo vt de feodo etc.

Et dicunt quod Ricardus Spore Clericus Rector de Aston Turrold nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et triginta acris terre arrabilis in Aston Turrold in Comitatu predicto que terre arrari et seminari ac cum Mesuagio illo ocupari et tradi per totum supradictum tempus solebant et sic inde seisitus septimo die Iunii anno regni domini Regis nunc septimo Mesuagium illud devastari et destrui permisit et adhuc sic existere permittit per quod quatuor persone que ibidem manere solebant abinde recesserunt et valent tenementa illa per annum viginti solidos Et tenentur de Domino Rege [1]

Aston † s[c]r[ibat] g[i]les r[espondere] T[rid]uo pur[ificationis] *

Et dicunt quod Thomas Calcote qui de Carolo Duce Suffolcie tenet ad firmam vnum Mesuagium et triginta acras terre arrabilis cum pertinenciis in Aston Turrold in Comitatu predicto que terre cum Mesuagio illo tradi et ocupari per totum dictum tempus solebant sextodecimo die Iulii anno regni domini Regis nunc quarto Mesuagium illud in desolacionem et ruinam sine habitacione in eodem fieri fecit et permisit et adhuc permittit per quod tres persone man-

Suff[olcia] † s[c]r[ibat] giles r[espondere] g[il]es

* MS. *pur'*. *I.e.* in Hilary Term. The feast of the Purification, Feb. 2, was mid-Term, the term extending from Jan. 23 or 24 and ending Feb. 12 or 13. Bond's *Handybook*, p. 85, (1st ed.).

[1] The recital here, 'et tenentur de domino Rege,' is not that in the case of the Rector of Westyllysley, p. 122, *supra*, where the Rector is said to be seised 'vt de feodo iure Rectorie sue.' This recital is as though the Rector owned a manor here in his private capacity, of which, however, there is no evidence. It is possible that this recital indicates a gift by the king in frankalmoign. Cf. note on Wilde, p. 137, *n.* 2, *supra*. The manor, which had belonged to the family of de la Pole, was in the hands of the Crown till about 1515 (p. 129, *supra*).

sionibus suis Carent et tenementa illa valent per annum viginti quatuor solidos et tenentur de Domino Rege etc.

Suff[olcia] † s[c]r[ibat] Gile[s] r[espondere] T[rid]uo s[an]c[t]orum [a]

Et dicunt quod Iohannes Buk qui tenet de predicto Duce Suffolcie ad firmam vnum Mesuagium et triginta acras terre arrabilis in Aston Turrold in Comitatu predicto et que terre cum Mesuagio illo per totum dictum tempus tradite et ocupate fuerunt septimo die aprilis anno regni domini Regis nunc septimo devastari et in decasum fieri fecit per quod tres persone suis mansionibus ibidem Carent Et tenementa illa valent per annum decem et octo solidos et decem denarios Et tenentur de domino Rege etc.

Harwell n[ot]a s[c]r[ibat] g[i]les †

Et dicunt quod [b] vicarius ecclesie parochialis de Harwell in Comitatu predicto qui tenet ad firmam de

[fiat] [a] s[ub] p[ena]

Edmundo Kete vnum Mesuagium et Centum acras terre arrabilis in Harwell in Comitatu predicto que terre cum Mesuagio illo a toto tempore predicto ocupate et tradite fuerunt sexto die Maii anno regni domini Regis nunc sexto Mesuagium illud devastari fecit et illud sic adhuc tenet per quod octo persone mansionibus suis Carent et tenementa illa valent per annum quinquaginta[1] et tres solidos et quatuor denarios et predictus Edwardus seisitus inde existit in dominico suo vt de feodo Et tenentur de domino Rege vt de honore suo Wallingford

(Membrane 71)

xiiij

Et dicunt quod Margareta Comitissa Sarum nuper fuit et adhuc existit seisita in dominico suo vt de feodo de sexaginta acris terre arrabilis in Crokam et sic seisita decimo die Marcii anno regni domini Regis nunc quinto terras illas in pasturam

f[iat] s[ub] p[ena]

animalium conuertit et sic adhuc Custodit per quod vnum

barton

aratrum deponitur et Walterus Barton modo illas tenet ad firmam de predicta Comitissa Et tenementa illa valent per annum viginti solidos [et] [d] tenentur de domino Rege etc.

abbas de Redyng pangbourn scr[ibat] r[espondere] tertio [e] Sept[embris] p[roximi]

Et dicunt quod Iohannes abbas Monasterii de Redyng nuper fuit et adhuc existit seisitus in dominico suo vt de

[a] Reading doubtful. [b] Blank in MS. [c] MS. illegible.
[d] Conjectural: MS. mutilated. [e] MS. *iij. Sept. p.*

[1] The Landsd. MS. is here incorrect, having read 'quadraginta' for 'quinquaginta' (*Trans. R.H.S.* 1894, p. 277).

feodo in iure Monasterii sui predicti de vno Mesuagio et viginti acris terre arrabilis cum pertinenciis in pangbourn in Comitatu predicto que terre cum Mesuagio illo per totum supradictum tempus tradite et ocupate fuerunt et sic seisitus Mesuagium illud vicesimo die Maii anno regni predicti nuper Regis vicesimo in decasum et absque habitacione fieri permisit et adhuc permittit per quod sex persone habitacionibus priuantur Et valent per annum decem solidos Et tenentur de domino Rege etc.

Et dicunt quod Iohannes Carter qui decimo die Iulii anno regni predicti nuper Regis vicesimo tenuit ad firmam de Iohanne abbate de Redyng vnum Mesuagium et triginta acras terre arrabilis et cum Mesuagio illo vsualiter tradite et ocupate in Tyleherst Mesuagium illud devastari fecit et sic adhuc existit per quod quinque persone que ibidem habitare potuissent modo mansionibus depriuantur Et predictus abbas modo seisitus existit in dominico suo vt de feodo Et tenementa illa valent per annum decem solidos Et tenentur per dictum abbatem de domino Rege Carter lix

Et dicunt quod Nicholaus Thorn qui tenet ad firmam vnum Mesuagium et vnum Molendinum et viginti acras terre arrabilis in Westhagbourn[1] ad valenciam per annum xxiij solidorum iiij denariorum et sex alias firmas in diuersis aliis locis permittit domum predicti molendini[2] et tres de aliis firmis suis[3] predictis in decasum et ruinam fore et existere etc.

[1] The manor was in the family of Windsor (Lysons, i. 284).

[2] (1) At the average of 7·6 acres per person evicted on arable lay tenancies, these 20 acres give evictions of between two and three persons. (2) The average number of inhabitants to a messuage upon the same is five, but (3) the average number of acres to a messuagium on ditto = 43·5 acres, so that (2) and (3) both point to a number between two and three. I have therefore tabulated [2] as the number of persons evicted in this case.

[3] The data here are most imperfect. The only resource is to take the average for Berkshire of 43·5 acres to a messuagium on farm tenancies in lay ownership. The area ingrossed would be 43·5 × 6 = 261 acres; that consolidated, as shown by the decay of three of the houses, 43·5 × 3 = 130 acres in round numbers. These areas are therefore tabulated in square brackets, there being added to the area of 261 acres ingrossed

Chaldecote † s[c]r[ibat] g[i]les r[espondere] ocu[aua] hill,arii]

Et dicunt quod Walterus Chaldecote gentilman qui decimo die Octobris anno regni predicti nuper Regis sextodecimo tenuit et adhuc tenet ad firmam ad terminum certorum annorum vnum Mesuagium et ducentas acras terre arrabilis in Burghfeld Regis que terre cum Mesuagio illo tradi et ocupari a toto dicto tempore de quo non exstat memoria solebant et arrate et seminate fuerunt dictis die et anno Mesuagium illud devastari fecit et sic existit in quo Mesuagio duodecim persone habitare potuissent Et valent per annum tenementa illa decem libras Et tenentur de Domino Rege vt de honore suo Wallingford Et Idem Walterus similiter alias firmas [1] tenet [2] etc.

Copley f[iat] s[ub] p[ena] Shifford

Et dicunt quod Robertus Shyfford qui decimo die Ianuarii anno regni predicti nuper Regis duodecimo tenuit de Rogero Copley armigero et adhuc tenet vnum Mesuagium et quadraginta acras terre arrabilis in Hartley in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo locari et ocupari per totum supradictum tempus solebant dictis die et anno terre ille [a] in pasturam animalium Conuertit et in Mesuagio predicto duos pauperes Masculum et feminam posuit ibidem inhabitandos vbi quinque persone inhabitare solebant et ocupari per quod vnum aratrum deponitur et quatuor persone ocupacione Carent [3] etc. Et tenementa illa valent per annum viginti solidos

[a] Sic.

the 20 acres inclosed, [281] acres in all. Taking the average of 9·8 acres per person evicted from lay land, this gives in round numbers fifteen persons evicted from the 130 acres, to which conclusion the average number of five persons evicted from lay farm tenancies also points.

[1] Assuming that the plural number indicates two, and that the farms are held upon lay land, the average area to a farm messuage in Berkshire being 43·5 acres, we have 87 acres ingrossed in addition to the 200 returned, a total of [287] acres ingrossed.

[2] The manor had been granted by Henry VII. to the family of Talbot (Lysons, i. 235).

[3] Note that two estimates are here taken. Three persons are represented to have been actually evicted; four have lost their livelihood. As the more important point is the number of persons thrown out of occupation, I have entered the latter number, but as three of the four were actually evicted I have not italicised it. The maintenance of these

Et dicunt quod Iohannes long in iure [a] vxoris Vac[at] long † sue seisitus[1] existit et diu fuit de vno Mesuagio et quindecim acris terre arrabilis cum pertinenciis in Hartley in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo locari et ocupari solebant per totum predictum tempus et sic seisitus quarto die Maii anno regni domini Regis nunc septimo terras illas in pasturam animalium Conuertit et illis sic vsus est et posuit pauperes duos Masculum et feminam in Mesuagio illo ibidem inhabitari[2] et Mesuagium predictum domus et inde edificia non Manutenentur nec sustentantur ad iconomiam ibidem faciendam et agendam de terris predictis prout decet Et tenementa illa valent per annum quinque solidos Et tenentur de abbate de Redyng[3] et ipse vlterius tenet ea de domino Rege qui quidem abbas nichil percepit nec percipit hucusque de tenementis illis occasione predicta etc

Et dicunt quod Willelmus Stafford armiger [in iu]re [b] [a] vxoris sue seisitus existit et diu fuit de quatuor acris more in Bradfeld in Comitatu predicto in dominico suo vt de feodo quas quidem quatuor acras More Iohannes langford Miles[4] in parco suo nuper inclusit et illas sic imparcatas

[a] Blank in MS. [b] Conjectural : MS. partly illegible.

two persons was to avoid penalties under the proclamation of 1514 (*Trans. R.H.S.* 1893, p. 173), and the circumstance is evidently recorded as indicating in the opinion of the commissioners the legal decay of the messuage. Cp. Frylford, p. 140, *supra.*

[1] The word 'seisitus' indicates a freehold, but the full form is not here given. See Coke upon Littleton, I. i. 10. The concluding words seem to show that it is here used in its usual sense, as may be seen on comparison of a similar entry at Chaddelworth, p. 112, *supra.*

[2] See note[3] above. In this case, as two persons are actually retained on so small an acreage, no displacement of population is tabulated ; but it is a case of a legal decay of messuage. Cf. Frylford, Hartley, pp. 140, 148, *supra.*

[3] There were, amongst others, two manors in the parish of Shinfield, Hartley Court and Hartley Dummer, the history of which I have been unable to trace. In Dugd. *Monast.* iv. 49, which contains the Computus of 1539, there is no definite mention of a manor at Hartley, but 'Shynyngfeld, Firma 9*l.* 6*s.*' is returned, which probably implies 'manerii,' and the Abbot was evidently returned by the commissioners of 1517 as a manorial lord.

[4] Sir John Langford was lord of the manor, and died in 1509 The manor then passed to the Staffords (Lysons, i. 246).

tenet et parcum suum ibidem cum eadem mora elargauit et valent per annum sexdecim denarios etc.

prior s[an]c]ti Io[hannis] Ie[rusa]l[e]m in angl[ia]

Et dicunt quod Thomas prior hospitalis sancti Iohannis Iherusalem in anglia [nuper][a] fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti acris terre arrabilis cum pertinenciis in Wolhamton in Comitatu predicto que terre cum Mesuagio illo ante decimum [die]m[b] Iulii anno regni predicti nuper Regis sextodecimo ocupate et tradite fuerunt quibus die et anno Mesuagium predictum prosternitur et destruitur fuit[c] et sic in decasu adhuc existit et idem prior terras [illas][a] nuper Cuidam Mauricio a Bury dimisit qui illas tenet[1] Et tenementa illa valent per annum decem solidos Et tenentur de domino Rege etc. Et predictus Mauricius tenet de Ricardo Nores armigero ad firmam vnum Mesuagium et triginta acras terre arrabilis in Wolhampton in Comitatu predicto que terre cum Mesuagio illo solebant tradi et ocupari et ponit in Mesuagio illo paup[erem][d] et terras illas sibi retinet in quo Mesuagio tres persone habitare possunt Et tenementa illa valent per annum decem solidos.

Tr[evethen] f[iat] r[esponsio] oct[aua] Ioh[ann]is scr[ibe]

Berk[e:a]

[a] MS. illegible. Supplied from recital in Exch. Q. R. Mem. Roll 299, M. T. 11 H. VIII (1519), m. 42.

[b] Conjectural : MS. partly illegible.

[c] Sic.: but in Exch. Q. R. Mem. Roll 299 (*sup. cit.*) the words are 'prostrauit et distructum fuit.'

[d] MS. *paup.*

[1] The entry is not very clear, but it appears intended to attribute the inclosure to the Prior, who was lord of the manor. This was Sir Thomas Docwra, Grand Prior of England 1501–27 (*History of the Knights of Malta*, W. Porter, Lond. 1858, p. 284). The average number of acres per person evicted from arable land in hand of lay lords of manors being 5 acres, this inclosure of 20 acres represents on this basis, in round numbers, the evictions of four persons. On the other hand, the average number of inhabitants to a messuage is five persons, and the average number of acres to a messuage 44 acres on such land. These last two data point to the number of evictions from 20 acres on such land as, in round numbers, two. As the basis of the first average is only one case, I have thought it best to adhere to the indications supplied by the other data, and tabulate the number of evictions here as [2].

BUCKINGHAMSHIRE

INTRODUCTION

In the observations on the comparative Table of Numerations it will be seen that these on the whole make in favour of the completeness of the Returns from this county. But some suspicion of this conclusion arises from the scantiness of the Returns from the Hundred of Desborough. This Hundred, according to the Census of 1831, contains 17 parishes and 52,370 acres. Through it and the Hundred of Aylesbury to the north of it runs the Chiltern range. Leland thus sums up the characteristics of these two Hundreds. 'Looke as the countrye of the Vale of Alesbury for the most part is cleane barren of Wood and is champaine; soe is all the Chilterne well wooded and full of Enclosures.'[1] These last words would certainly lead to the expectation of a return of something more than 48 acres, notwithstanding the extensive area occupied by wood. 'Next a sixth part of the land between tne road to Oxford and the Thames is supposed to be covered with . . . wood.'[2] The district intended exactly comprises the Hundred of Desborough with its contiguous eastern Hundred of Burnham. This was at the beginning of the present century. Early in the sixteenth century it may well be believed that a far larger proportion was forest land. It remains, at any rate, certain that the inclosures in the Hundred of Desborough are not here returned, though whether

[1] *Itin.* iv. fo. 192, *a.*

[2] J. Britton and E. W. Brayley, *Beauties of England and Wales* (London, 1801), i. 279.

they were universally effected before 1485 and therefore beyond the retrospective limit of the commission, or whether the returns have been lost, must remain doubtful.

In all nearly 9,000 acres are inclosures—almost 2 per cent. (1·93), of the areas of the Hundreds from which inclosures are returned. Bucks differs from Berks in the considerable proportion of land inclosed to pasture, being 7,323 acres as against 1,662 acres inclosed for arable farming, the two areas standing respectively at 81·5 per cent. pasture and 18·5 per cent. arable. Here pasture is more extensive than in Oxfordshire. The part of the county in which the inclosing movement was carried furthest was the Hundred of Ashendon, with 2,979 acres inclosed, of which only 188 acres were inclosed for arable farming, a proportion of pasture to arable of 93·7 to 6·3 per cent. It was least in Burnham and Desborough, both of which Hundreds are remarkable as showing a predominance of arable. In Desborough there were returned 40 acres of inclosed arable as against 8 acres inclosed to pasture. In Burnham 490 acres were returned as inclosed, of which 400 acres or 81·6 per cent. were arable as against 90 acres or 18·3 per cent. of pasture. But Leland rode 'from Hagmondesham [Amersham] to Uxbridge, 9 miles by goodly enclosed groundes, of a gravelly Soyle, having Woodes, Meadowes, Pastures and Corne,'[1] and this is right through the Hundred of Burnham. If these Returns are complete, these inclosures must have been prior to 1485 or later than 1517.

The fertile Hundred of Aylesbury—of which it has been said that 'the biggest and best sheep of England are bred in the Vale of Aylesbury'[2]—only returned 490 acres inclosed, but the proportions here show a predominance of pasture to a still greater degree than Burnham Hundred shows a predominance of arable, being 87·7 pasture to 12·2 arable. The language of Leland first quoted confirms the surprising fact of the small returns from this famous pasture land—'one of the

[1] *Itin.* iv. 192 *b*.

[2] *Encycl. Brit.* (ed. 1876), *sub* 'Buckinghamshire.'

most fertile and valuable districts in England.' Speaking generally, the inclosing movement prevailed rather in the north and west, than in the south and east of the county.

The suspicion suggested by the Returns from the Hundreds of Desborough and Burnham that inclosures had run an early course in Buckinghamshire seems to receive a partial confirmation from the figures in the Table of yearly progress of inclosures. From this it appears that in the decade 1491–1500 total inclosures increased at the rate of 201·35 per cent. while in the decade 1501–10 they fell by 15·47 per cent., and in the septennate 1511–17 by 28·87 per cent. Elsewhere, however, as in Berks and Oxfordshire, they were extending during the decade 1501–10. On the other hand, it must be noted that in 1454 Buckinghamshire wool at 80*s.* a sack ranked far below the wool of Berks and Oxon at 93*s.* 4*d.* a sack, which shows that at that time sheep-breeding was comparatively less profitable and that there was a comparatively weak inducement to inclose to pasture. During the septennate 1511–17 it is observable that while inclosure to pasture increased by 6·34 per cent. on lay land it fell by 29·68 per cent. on ecclesiastical land, a circumstance which, paralleled as it is in Berks, Oxon seems to show an apprehensiveness entertained by ecclesiastics of the enforcement of the statutory penalties by the Crown against them as its tenants. As regards the relation of the movement of inclosure to pasture to prices of wool, it may be said that they correspond. The increase of pasture by 139 per cent. in 1491–1500 was accompanied by a rise in the price of the tod of 28·3 per. cent., from 4*s.* 8½*d.* (1481–90) to 6*s.* 0½*d.* (1491–1500). The fall of the next decade was, as was to be expected, considerably greater in the price of wool (4*s* 5¾*d.*, *i.e.* 34·9 per cent.) than in the area of inclosure to pasture, which last declined only by 28·19 per cent. and that only upon lay land. The figures show indeed that up to the time when Wolsey assumed the reins of power and the enforcement of the law began to be threatened inclosure to pasture on ecclesiastical was proceeding at a greater rate than on lay properties.

Upon turning to the Table of 'Status of landlords responsible for inclosures' we see the part taken by ecclesiastics in the movement, it being assumed, for reasons adduced elsewhere,[1] that the licence of the landlord was a condition precedent to the action of an inclosing tenant. In all 8,985 acres were inclosed, 1,662 or 18·4 per cent. as arable, 7,323 or 81·5 per cent. to pasture. The inclosures on ecclesiastical land bore in Buckinghamshire an exceptionally small proportion to the whole, being about 10½ (10·56) per cent. This contrasts with the 25 per cent in Berkshire and the 35 per cent. in Oxon. There is a slight tendency shown to the inclosure of arable for improved farming upon ecclesiastical land, this being 13·41 per cent. of the whole arable inclosed. In conformity with this is the fact that, as the Table 'Status of landlords responsible' shows, the percentage of evictions and displacements from labour on ecclesiastical land fell rather below the proportion to be expected from the comparative areas of lay and ecclesiastical land inclosed, being only 7·99 per cent. as against 92 per cent. on lay land. The number of evicted was 1,067, and 64 persons were displaced from employment, a total of 1,131. The rigour exercised by the actual inclosers is shown in the Table 'Status of actual inclosers,' from which, it is to be remembered, inferred figures are excluded. The first line shows that the lay lords of manors exercised their power with twice the severity of the ecclesiastical lords, the clearances being at the rate of one person to 6·87 acres inclosed in the first case and 14·5 acres in the second.

Almost the same difference is shown on comparing the two classes of freeholders, these being respectively 8·81 acres for laymen and 13·8 acres for ecclesiastics per head. The great temptation to evict was, of course, upon the conversion of the land to pasture, and here the lay freeholders again evicted at nearly twice the rate of ecclesiastics, viz. one person to 6·6 acres, as against one person to 10 acres. Between lay and ecclesiastical tenants there is not much to choose.

The statistics for Bucks differ in this respect from those

[1] See p. 600, *infra*.

for Berks and Oxon, that the larger proportion (59·22) of the total area of lay land in hands of owners was held by lay lords of manors.[1] This indicates that the manorial lords were more constantly resident upon their estates than in those other counties, which might be due to their being landowners upon a less extensive scale. Ecclesiastical freeholders have a rather larger percentage of land in owners' hands, viz. 37·29 of the whole. Taken altogether, 91·93 per cent. of land in hand was held by lay owners; only 8·06 by ecclesiastical owners, a very different condition of things from that prevailing in Oxfordshire, but very nearly that of Berkshire. We find, as might have been expected, a much less proportion of land let by lay owners, who so largely farmed their own land, viz. 21·27 per cent. of lay land in hand as against 41·51 per cent. of ecclesiastical land in hand. While copyholds do not appear in connexion with lay land, they form 40·86 per cent. in area, and leaseholds 5·07 per cent., of ecclesiastical land. This points, as has been already said, to a more rapid change upon lay estates from tenure to contract, or from a holding of which the conditions were fixed by custom to one in which they were determined by competition, for leaseholds form 54·40 per cent. of the total lay land let. This inference is confirmed in the Table of Rental Values by a comparison of the 6*d.* an acre rent paid for pasture on ecclesiastical copyhold with the 10½*d.* for arable and the 7½*d.* for pasture upon lay leasehold.[2] Except in the case of leaseholds the average areas inclosed on lay land were less than those inclosed upon ecclesiastical land, the totals being 39·58 to 49·94 per cent. respectively.

If we test the standard of comfort by the areas attached to messuagia, we must pronounce it to have been greater upon lay land with its 40·77 acres than upon ecclesiastical land with its 34·12 acres. Here a phenomenon strikes us which is common to Oxfordshire and is to be found, though

[1] Table showing number of inclosures, distribution of areas, &c.

[2] The 3½*d.* per acre for ecclesiastical leasehold pasture is based on one small entry of 20 acres only.

in a much less degree, in Berkshire. The occupants of holdings in the hands of lay lords of manors enjoyed in Bucks an area of 42 acres as contrasted with 24 in the case of those in the hands of ecclesiastical lords. In Oxfordshire the areas were 39 to 16 acres respectively.

This disparity, which is paralleled in the farm tenancies, seems to confirm a statement for which there is considerable ground, that the immediate tenants of ecclesiastics, the farmers of the demesne, occupied at the Dissolution a worse position in social economy than those of laymen.[1] It is confirmed by the fact that this class of tenant was less numerous per messuage on ecclesiastical than on lay land. Bucks differs from Berks and Oxon in this, that the ecclesiastical freeholders' tenancies are here above, not below, the average in area. The cottages are all on lay land, with an average area of nearly 7 (6·9) acres.

It is remarkable that in Bucks, as in Berks, the population was far less upon ecclesiastical than upon lay land, being respectively 3 to 6 persons per messuage. This is a greater difference than is warranted by the comparative areas attached to messuages. As the tenantry delved to live, it seems to point to imperfect farming consequent upon a low condition, or, in the case of land in hand of lords of manors, to a standard of subsistence actually below the minimum, since two persons to a messuage could not maintain the rate of population. Upon this point the rental value, which in this case does not represent rent actually paid, will not help to enlighten us. In Bucks the average rental value of arable in owners' hands is 10¼*d.* an acre both on lay and on ecclesiastical land, but the rental value on lay pasture in hand is double, viz. 1*s.* 3¾*d.* as against 7¾*d.* It is difficult to find an explanation for this, unless we suppose that the ecclesiastical landowners of this county had not recognised the increased profits of pasture farming. The high average rental value of ecclesiastical pasture land let (1*s.* 1¾*d.* an acre) must not be insisted on, because it is controlled by one case of letting at

[1] See *The Last Days of Bondage in England*, by the writer.

2*s.* an acre. Taken altogether, lay commanded a higher rental value than ecclesiastical land, viz. 1*s.* 1¾*d.* as compared with 10¾*d.* an acre. This is in contrast to Oxfordshire, where ecclesiastical land was the most highly rented, and approaches the state of things in Berkshire, where lay land commanded 9*d.*, ecclesiastical 6¾*d.*, an acre. The average difference between arable land and pasture, lay and ecclesiastical together, was 4*d.* an acre, being 10¼*d.* for arable and 1*s.* 2¼*d.* for pasture land. The total average rental value of land, both arable and pasture, in this county was 1*s.* 1¼*d.* an acre, as against 8½*d.* in Berks and 10*d.* in Oxfordshire.

The number of acres ingrossed in Bucks is 7,905. In this it stands between Berks with its 4,163 and Oxfordshire with its large total of 11,587. It might have been expected either that the area ingrossed would have varied inversely with the rental value, in which case Berks would have stood first; or with the value of the wool produced, in which case Bucks would have been last, of the three counties; or with the proportion inclosed to pasture of the total area inclosed, in which case Bucks, with its large proportion of 81·5 inclosed to pasture, as against Berkshire, with only 38·5, and Oxon, with 74·01 per cent., would have stood first. I do not venture, therefore, upon any explanation of the facts recorded.

INQUISITION OF 1517

BUCKINGHAMSHIRE

(Membrane 25.) Buk[inghamia]

INQUISICIO INDENTATA primo capta apud Eton in Comitatu predicto iuxta nouam Wyndesore decimo die Octobris anno regni Regis henrici octaui nono[1] coram Iohanne Vey[sy Decano][a] Capelle predicti domini Regis andrea Wyndesore Milite et Rogero Wegeston nuper de leicestria Commissionariis xxj predicti domini Regis pretextu literarum patentium ipsius domini Regis eis et duobus eorum confe[ctarum et][a] directarum ad inquirendum per sacramentum proborum et legalium hominum de Comitatu predicto tam infra libertates quam extra que et quot ville quot domus et edificia a festo sancti Michaelis archangeli anno regni illustrissimi domini henrici nuper Regis anglie septimi patris domini Regis nunc quarto prosternuntur et quot et quante terre que tunc in Cultura erant et iam in pasturam convertuntur necnon[b] quot et quante terre que tunc in Cultura erant et iam in pasturam convertuntur necnon[b] quot et quanti parci pro feris nutriendis citra idem festum includuntur et que terre aliquibus parcis vel alicui parco qui tunc fuerint aut fuerit pro elargacione huiusmodi parcorum includuntur et per quos vel per quem ubi quando qualiter et quomodo ac de aliis articulis et circumstanciis premissa qualicunque[c] concernentibus plenius veritatem assignatis per sacramentum Willelmi alee gentilman alexandri Walleron gentilman Roberti Sebroke Ricardi Bysshop Thome Mallett Thome

[a] Conjectural: MS. illegible. [b] Sic: repeated in MS. [c] Sic.

[1] The date of this inquisition, Oct. 10–19, 1517, is within the three weeks after September 29, 1517, allowed for the return of these presentments See the commission in *Trans. R.H.S.* 1893, p. 265.

Emerton Thome Wigy Ricardi Bronkelow henrici legyngam gentilman Galfridi hert Iohannis att Rydyng Iohannis Mascall Thome lorkyn et Thome Egellyngton proborum et legalium hominum de predicto Comitatu Bukinghamie et deinde assensu et requestu Iuratorum predictorum vsque in decimum nonum diem Octobris extunc proximo sequentem apud Falley in Comitatu predicto adiornata et tunc ibidem coram prefatis Comissionariis per sacramentum Iuratorum predictorum accepta. QUI DICUNT super sacramentum suum quod petrus[1] nuper abbas Monasterii de Notley[2] qui sexto die Octobris anno regni domini henrici nuper Regis anglie septimi vicesimo quarto tenuit ad firmam pro termino certorum annorum ex dimissione henrici Faukenor vnum mesuagium et quadraginta acras terre arrabilis et annuatim arrari consuete cum pertinenciis in asshendon in Comitatu predicto et que terre cum mesuagio illo a tempore Cuius contrarii memoria hominum non existit fuerunt cum mesuagio illo locate occupate et tradite et a tempore Cuius contrarii memoria hominum non existit cum mesuagio illo locari tradi [et][d] ocupari solebant necnon vnum aliud mesuagium et viginti acre[e] terre arrabilis et arrari consuete terre que ille per totum dictum tempus cum mesuagio illo locate dimisse et ocupate fuerunt in asshendon predicta in Comitatu predicto Mesuagia predicta predictis die et anno prosterni et destrui fecit et in talem ruinam et decasum fore et existere permisit quod iconomia in edificiis et domibus predictorum Mesuagiorum de terris cum eisdem ocupatis et traditis ibidem

Notley Fawkener fact[um] est per [a] T[revethen] r[espondere] [a] Mich[aeli]s Abbas [c] de Notley [a] quia nichil habet in terris infrascriptis exonerat[ur] per sacramentum suum xiij[o] die maii anno xix[o] henrici viij[i]. Ideo fiat processus versus[b] Fawconer

[a] T, Tr, or Tre probably refer to Trevethen. See p. 76, *supra*.
[b] Blank in MS.
[c] *Notley* and *Fawkener* in one hand, apparently the same as the text; *factum—Michaelis* in another hand; the rest in a third hand.
[d] Conjectural: MS. illegible. [e] Sic.

[1] 'Petrus' is Peter Caversham, who occurs in 1480 and died in 1503. (Dugd. *Monast.* vi. 277.)

[2] Notley is the priory of Nutley, or Nockle. It held the rectory, the 'firma' of which brought in 22*l.* at the Dissolution (*ibid.* p. 280).

[3] This marginal note, in another hand, is important. It shows that action upon these returns was being continued as late as 1527. See Introd. p. 14, *supra*.

sustentari non potest ob quod viginti persone que ibidem manere solebant et potuissent abinde recedere et mansiones alibi querere compellabantur.[a] Et sic persone ille vagantes deuenerunt tenementa que illa valent per annum quadraginta solidos Et de quo vel de quibus tenentur penitus ignorant Et dicunt quod quidam [b] Faukenor modo seisitus existit in dominico suo vt de feodo de tenementis predictis.

Notley hampden

[a]Abbas de Notley quia nichil habet in terris infrascriptis exoneratur per sacramentum suum xiij° die maii anno xix° henrici viij Ideo fiat processus versus Robertum Dormer nunc tenentem terrarum predictarum

ET DICUNT quod idem nuper abbas qui sexto die Nouembris anno regni predicti nuper Regis sextodecimo ad firmam tenuit de Johanne hampden Milite vnum mesuagium et Centum acras terre arrabilis et que a tempore de quo non exstat memoria in Cultura et iconomia vsitate ac cum mesuagio illo tradite et ocupate fuerunt in asshendon predicta in Comitatu predicto eisdem die et anno Mesuagium illud prosterni et in decasum fore permisit et [ad]h[uc] [d] permittit et terras illas in pasturam Ouium et aliorum animalium conuertit Ita quod [e] bona familia ibidem in Mesuagio illo haberi solebat tantum modo vna mulier pro vsu lacticiniarum ibidem existit ob quam occasionem duo aratra deponuntur et sexdecim persone mansionibus et suis ocupacionibus carent tenementa que illa valent per annum Centum solidos et predictus Iohannes hampden Miles inde seisitus existit.

Rufford f[iat] s[ub] p[ena]

ET DICUNT quod Iohannes Rufford armiger nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de triginta acris terre arrabilis et que arrari et seminari consueuerunt cum pertinenciis in Eddeslbroug[h in] [f] Comitatu predicto [1] et sic inde seisitus decimo die Octobris anno regni predicti nuper Regis vicesimo secundo terras illas sepibus et fossatis inclusit ac illas in pasturam ouium conuertit et terras illas sic h[ucusque] [f] tenentur et quidam Willelmus Marchall gentilman

[a] Sic. [b] Blank in MS. [c] *Abbas*, &c. in a different hand.
[d] Conjectural: MS. mutilated. [e] Sic, apparently *vbi* omitted.
[f] MS. partly illegible.

[1] 'Eddeslborough' (*sic*). Now Edlesborough.

The manor was in the family of Quadring (Lipscomb's *Buckinghamshire*, iii. 347). J. R. appears as an incloser in Bedfordshire, see pp. 462, 472, *infra*.

terras illas de prefato Iohanne Rufford ad firmam tenet Et terre ille valent per annum viginti solidos.

ET DICUNT super sacramentum suum quod Ioh[annes][a] Swafeld nuper fuit seisitus in dominico suo vt de feodo de Manerio et villa de Byrdyston[1] in Comitatu predicto et de septem Mesuagiis quadringentis acris terre arrabilis et arrari consuete et [cum][b] Mesuagiis illis locari ocupari et tradi a tempore de quo non exstat memoria fuerunt et solebant et sic inde seisitus secundo die Marcii anno regni predicti nuper Regis quarto terras pre[dictas][a] arrabiles ab vsu arrure et Culture in pasturam ouium conuertit et ille sic hucusque tenentur necnon quatuor Mesuagia de Mesuagiis predictis videlicet vnum cum quo sexaginta [acre terre][b] arrabilis ad valenciam tunc triginta solidorum de terris predictis aliud Mesuagium cum quo decem acre terre arrabilis ad annuum valorem tunc octo solidorum et quatuor denariorum de terris predictis et illud mesuagium cum quo duodecim acre terre

[a] MS. partly illegible. [b] Conjectural: MS. illegible.

[1] Byrdston. Now Burstone or Birdstone.

The rationale of the tabulation adopted in this case is as follows. There were 400 acres in all, divided among seven messuages. The area attached to four of these messuages is given at 162 acres, which leaves a remainder of 238 acres for three messuages or 79⅓ acres per messuage. To avoid fractions these have been tabulated as (80), (79) and (79) acres. It is not expressly stated that all the seven messuages were destroyed, but this appears to be a necessary inference from the eviction of 60 persons, the putting down of 8 ploughs and the conversion of the entire hamlet to pasture. The evictions amount to a constructive decay. Similarly with the rental values, in the statement of which it is to be observed that the insertion of 'tunc' justifies the inference confirmed by other considerations (see p. 63, *supra*) that the rental value recorded is that of the time of the inquisition. I have adopted the rental value of 53*s.* 4*d.*, stated to be that of the first 80 acres and messuage, as the rental value of each of the three holdings which follow, in all 8*l.* The total former rent is then 13*l.* 1*s.* 8*d.* as against 40*l.* after inclosure, which the return expressly states to be the value after the destruction of the houses, a rise of more than 205 per cent. In the tables I have divided the evictions proportionably to the acreage.

Leland mentions the Park at Bridstane or Birdsteine in the Vale of Aylesbury, then in the hands of 'Mr. Leigh,' doubtless the Robert Lee of this return (*Itin.* iv. 2, fo. 191 b, viii. 2, fo. 114).

arrabilis ad annuum valorem tunc decem solidorum de tenementis predictis et aliud Mesuagium cum quo quateruiginti acre terre[a] . . . . cui fuerunt[b] . . . . valenciam per annum quinquaginta et trium solidorum et quatuor denariorum de terris predictis parcella locari et ocupari per totum dictum
2 (Membrane 26) tempus solebant et consueuerunt **prosterni** et in ruinam fore fecit et tenementa illa sic inclusa et vastata modo valent per annum quadraginta libras et tenentur de domino Rege vt de honore Walingford et dicunt quod Iohanna lambourn modo tenet tenementa illa pro termino vite sue remanere inde post mortem ipsius Iohanne lambourn cuidam Roberto lee spectante et dicunt quod occasione predictorum[c] inclusionum et vastationum octo aratra deponuntur et sexaginta persone que ibidem inhabitare et ocupare solebant lacrimose abinde ociose exire cohortebantur et misere vitam suam exinde duxerunt et predicte villa hamelettum et Manerium de Byrdeston totaliter et integre in pasturam ouium modo vtitur et habetur etc.

pygot dodershill scr[ibat] Giles r[espondere] xv pasche

Et dicunt quod Thomas pigott seruiens ad legem nuper fuit seisitus in dominico suo vt de feodo de viginti et quatuor Mesuagiis et viginti et quatuor virgatis terre arrabilis et Cultui apte et annuatim arrate et cum Mesuagiis illis ante tunc vsualiter locatis et dimissis qualibet ipsarum virgatarum continente in se quadraginta acras terre arrabilis ad minus
xxij scilicet cum vnoquoque eorundem Mesuagiorum viginti acre terre arrabilis inde ad minus a tempore de quo non exstat memoria dimissa[c] vsitat[e] et ocupat[e][d] fuerunt et solebant in villa siue hameletto de Dodershill[1] in Comitatu predicto et sic inde seisitus vndecimo die augusti anno regni predicti nuper Regis decimo tenementa illa sepibus et fossis circumquaque

[a] MS. mutilated. [b] MS. illegible. [c] Sic. [d] MS. *vsitat. & occupat.*

[1] 'Dodershill.' Dodershall, Doddershall, Doddersal. Lipscomb. Thomas Pigott or Pigot, of Whaddon, serjeant-at-law, lord of the manor of Dodershall. Lipscomb dates his acquisition of the manor 'in or about 1503,' which this return shows to be incorrect (*ib.* i. 405). He died February 25, 1519 (*ib.* 256).

The side note shows that subsequent proceedings took place, probably in 19 H. VIII. (1528). Cf. Asshendon, p. 14.

inclusit et in separalitate custodiuit et adhuc custodit ac eadem Mesuagia et terras predictas prosterni fecit et illa voluntarie in ruinam et desolacionem existere permisit et adhuc permittit ac terras predictas ab vsu Cultus et arrure pro granis ibidem seminandis in pasturam ouium et aliorum animalium conuertit et mutauit et illis sic extunc hucusque vsus est ob quod iconomia et Cultus [eorunde]m [a] tenementorum a dicto vndecimo die augusti anno decimo supradicto hucusque non habebatur sed penitus et totaliter impeditur et deterioratur et ea occasione sexdecim aratra deponuntur et subtrahuntur Centum et viginti persone que in Mesuagiis predictis adtunc moram traxerunt et circa Culturam et iconomiam terrarum predictarum ante predictum vndecimum diem augusti sufficienter fuerunt ocupate a mansionibus suis predictis lacrimose dicto vndecimo die augusti anno predicto recesserunt et in ocium perducti [b] sunt et in fine vt supponitur in extrema paupertate redierunt et eorum vitam sic finierunt Et dicunt quod tenementa illa valent per annum vltra reprisas quadraginta libras Et tenentur de domino Rege et idem Thomas pigott de tenementis illis adhuc seisitus existit in dominico suo vt de feodo.

Et dicunt quod predictus Thomas pigott nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio vno Orreo et Centum acris terre arrabilis que terre a tempore de quo non exstat memoria cum Mesuagio predicto ad Culturam et arruram posite et vsitate fuerunt in Grendon [1] in Comitatu predicto et sic inde seisitus octauo die Marcii anno regni predicti nuper Regis sexto orreum predictum ad terram prosterni et devastari fecit et in ruinam existere permisit et sic adhuc existit ita quod edificia ibidem remanentia non sufficiunt ad manutenenciam iconomie terrarum illarum ac terras illas ab vsu Cultus et iconomie in pasturam ouium et aliorum pecorum conuertit per quod vnum

[a] MS. mutilated. Reading restored from Exch. Q. R. Mem. R.M. 307 H.T. 39 H. VIII. (1528) m. 12. [b] Sic.

[1] 'Grendon.' Now Grendon-Underwood.
The incloser had bought the manor (*ib.* i. 255).

aratrum deponitur et quinque persone que circa eandem Culturam et iconomiam terrarum illarum sufficienter ocupate fuerunt in ocium perducti [a] sunt et minuuntur Et tenementa illa valent per annum septem libras Et tenentur de domino Rege immediate.

Et dicunt quod Robertus powre nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et Centum et viginti acris terre arrabilis que terre cum Mesuagio predicto tradi locari et ocupari solebant in litilcote [1] in Comitatu predicto et sic inde seisitus secundo die octobris anno regni predicti nuper Regis decimo predictum Mesuagium ad terram prosterni fecit et predicte terre a Cultura et iconomia in pasturam ouium et aliorum animalium conuertit Cuius quidem statum Roberti powre de et in tenementis predictis predictus Thomas pigott per nouem annos elapsos habuit et adhuc habet in eisdem Et tenementa illa valent per annum tres libras sex solidos et octo denarios Et tenentur de [b]

Et preterea Iuratores predicti dicunt quod predictus Thomas pigott nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti et vna acris terre arrabilis et Cultui vsitate et apte in litilcote in Comitatu predicto et quas quidem terras predictus Thomas pigott nuper perquisiuit de Willelmo Fouler et que terre cum Mesuagio illo tradi locari et ocupari solebant et sic inde seisitus duodecimo die Februarii anno regni predicti nuper Regis quartodecimo Mesuagium predictum ad terram prosterni fecit et in

[a] Sic. [b] Blank in MS.

[1] 'Litilcote.' Otherwise Lidcote.

The incloser acquired a moiety of the manor in 1495 (Lipscomb, iii. 478). This does not preclude the possibility of his having been a large freeholder there before that date. The transfer of the property to Thomas Pigott about 1508 has escaped Lipscomb's researches. Pigott had also become in right of his wife owner of a moiety of the manor (*ibid.*). Cf. next entry but one. The total inclosures by Pigott are 1,141 acres. The total inclosures at Litilcote, including the next entry after Stutley, amount to 301 acres. The evictions being summarised, I have assigned them proportionably, so far as possible, to the several areas inclosed.

decasum existere permisit predictasque terras a Cultura et iconomia in pasturam ouium et aliorum animalium conuertit et mutauit Et tenementa illa valent per annum xij s. Et tenentur de [a]

Et dicunt quod predictus Thomas pigott nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti acris terre arrabilis et arrari annuatim consuete et a tempore de quo non exstat memoria cum Mesuagio predicto [b] . . . . et arruram vsitate in litilcote in Comitatu predicto et sic inde seisitus vicesimo primo die Decembris anno regni predicti nuper Regis quartodecimo predictum Mesuagium ad terram prosterni et devastari voluntarie fecit ac terras illas ab vsu Cultus et iconomie in pasturam ouium et aliorum animalium conuertit Et tenementa illa valent per annum x s. Et tenentur de [a]

Et dicunt quod predictus Thomas pigott nuper fuit et adhuc existit seisitus in iure Elizabethe vxoris eius in dominico suo vt de feodo de vno Mesuagio et quadraginta acris terre arrabilis et pro seminacione granorum posite et apte et que terre cum Mesuagio illo tradi locari et ocupari solebant in litilcote predicta in Comitatu predicto et sic inde seisitus octauo die Nouembris anno regni predicti nuper Regis vicesimo tercio predictum Mesuagium ad terram prosterni et devastari voluntarie fecit ac terras illas a priore inde vsu Cultus et iconomie in pasturam ouium et aliorum animalium conuertit et tenementa illa valent per annum triginta solidos Et tenentur de [a] Et dicunt quod racione devastacionum et inclusionum et in pasturam conuercionis predictorum tenementorum in litilcote quatuor aratra deponuntur et subtrahuntur et viginti et quatuor persone que in Mesuagiis predictis in litilcote predicta moram suam traxherunt [c] et circa Culturam terrarum predictarum sufficienter ocupate fuerunt abinde recesserunt et ociosi facti sunt et eciam ea de causa totum hamelettum de litilcote devastatur et destruitur.

ET dicunt quod henricus Stok nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de quadraginta acris terre (Membrane 27)

[a] Blank in MS. [b] MS. illegible. [c] Sic.

Stok f[iat] s[ub] p[ena]

arrabilis et arrure apte et in seminacione granorum vsitate in [a] Stutley [1] in Comitatu predicto et sic seisitus decimo die Iulii anno regni predicti nuper Regis vicesimo terras illas ab vsu Culture in pasturam animalium conuertit et sic hucusque illas tenet Et terre ille valent per annum viginti solidos etc.

Shepard f[ac] [b] davyson scr[ibere]

Et dicunt quod Willelmus Shepard nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et Centum acris terre arrabilis et que a tempore de quo non exstat memoria arrari et seminari et cum Mesuagio illo locari et tradi consueuerunt et solebant in litilcote [2] predicta in Comitatu predicto et sic inde seisitus decimo die Decembris anno regni predicti nuper Regis vicesimo tercio terras predictas sepibus inclusit et illas ab vsu arrure et seminacionis granorum in pasturam animalium conuertit et sic illis vsus est hucusque et Mesuagium predictum edificia et domus eiusdem ita ruinose et in decasum [c] existunt quod iconomia que de et in terris predictis haberi decet non potest ibidem sustentare [c] per quod vnum aratrum ibidem deponitur et octo persone suis laboribus depriuantur Et valent per annum tenementa illa sexaginta et sex solidos et octo denarios et a quo vel de quibus tenentur Iuratores predicti penitus ignorant.

xxiij

hychyn Dognall Tape † scr[ibat] leder r[espondere] tres sept[imanas] [d]

Et dicunt quod Thomas hychyn nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et triginta acris terre arrabilis et arrate cum pertinenciis in Donnyngton [3] in Comitatu predicto ad valenciam per annum xxxiij s. iiij d.

[a] An erasure before Stutley. [b] MS. *f.* [c] Sic.
[d] MS. *tres sept* : *scribat—sept* in a different hand.

[1] 'Stutley.' Now Stewkley.

Perhaps transcribed erroneously for Stucley from the original certificates.

[2] This entry fills a gap in Lipscomb, who found no mention of this family here, which eventually acquired the manor, earlier than 1543 (iii. 478).

[3] 'Donnyngton' (1, 2, 3). Now Dunton.

These proceedings are not easy to tabulate. They involve both conversions to pasture and also consolidations with other holdings.

Et quod Iohannes Dagnall nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et triginta acris terre arrabilis et arrari consuete ad anuum valorem triginta et trium solidorum et quatuor denariorum in Donnyngton predicta in Comitatu predicto.

Et quod Iohannes Tape senior nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno alio Mesuagio et triginta acris terre arrabilis ad anuum valorem triginta et trium solidorum et quatuor denariorum cum pertinenciis in Donnyngton predicta in Comitatu predicto et cum quolibet Mesuagio predictorum trium Mesuagiorum predicte triginta acre terre que [a] tenentes predicti [a] modo inde separatim seisiti tenent a tempore de quo non exstat memoria tradit[e]ocupat[e] et pertinent[es] ac in vsu Culture et seminacionis granorum posite fuerunt et predicti Thomas hychyn Iohannes Dagnall et Iohannes Tape sic de Mesuagiis et terris predictis separatim vt prefertur seisiti existentes septimo die Marcii anno regni domini Regis nunc sexto Mesuagia illa devastari destrui et in decasum fieri fecerunt ita quod ea occasione iconomia in Mesuagiis illis que de terris predictis haberi decet sustentari non potest [1] per quod duodecim persone mansionibus carent et terras predictas cum aliis Mesuagiis locari et ocupari fecerunt tenementa que illa de Willelmo hamden tenentur et idem Willelmus tenementa illa vlterius tenet de domino Rege quodque Iuratores predicti dicunt quod idem Willelmus de tenementis illis occasione premissa hucusque nichil percepit etc.

Et dicunt quod Iohannes Sutton qui decimo die Februarii anno regni domini Regis nunc sexto tenuit et adhuc tenet ad firmam de Willelmo hampden armigero tres virgatas terre arrabilis continentes in se quateruiginti et decem acras terre arrabilis in Donnyngton predicta in Comitatu predicto que terre a tempore Cuius contrarii memoria hominum non existit in vsu Culture et iconomie ocupate fuerunt terras illas predictis die et anno ab huiusmodi inde vsu iconomie et Culture

Sutton f[iat] s[ub] p[ena] hampden

[a] Sic.

in pasturam animalium per assensum et Conuencionem inter ipsum et predictum Willelmum[1] hampden conuertit et illis sic hucusque vsus est terreque ille valent per annum sexaginta solidos.

hawtre f[iat] s[ub] p[ena]

Et dicunt predicti Iuratores quod Thomas hawtre gentilman nuper fuit seisitus de quinque Mesuagiis et sex virgatis terre arrabilis cum pertinenciis in ludgarshale in Comitatu predicto in dominico suo vt de feodo qualibet inde virgata viginti acras terre arrabilis in se continente et cum quolibet eorundem Mesuagiorum viginti acre terre arrabilis ad minus tradi et ocupari a tempore de quo non exstat memoria solebant et in vsum iconomie et Culture pro seminacione granorum posite fuerunt et predictus Thomas hawtre sic de tenementis illis seisitus existens sexto die Nouembris anno regni predicti nuper Regis sexto Mesuagia predicta prosterni et devastari fecit terras que predictas in pasturam animalium et ab vsu Culture Conuertit et illis sic vsus est per quod tria aratra detrahuntur et viginti persone tam mansionibus [quam ocup]acionibus[a] depriuantur tenementa que illa valent per annum quatuor libras etc. idemque Thomas hawtre statum suum predictum in tenementis predictis adhuc habet.

Smyth f[iat] s[ub] p[ena]

DICUNT eciam Iuratores predicti quod Ricardus Smyth nuper fuit [seisitus][b] in dominico suo vt de feodo de vno Mesuagio et triginta acris terre arrabilis et arrari consuete et cum Mesuagio illo a tempore de quo non exstat memoria tradite ocupate et locate cum pertinenciis in ludgars[hale][a] predicta in Comitatu predicto et sic inde seisitus sexto die Nouembris anno regni predicti nuper Regis sexto predicto Mesuagium predictum prosterni fecit et illud sic devastatum adhuc tenet terrasque predictas in pasturam animalium

[a] MS. partly illegible. [b] Conjectural: MS. illegible.

[1] This is one of the rare cases in which the assent of the landlord is recorded, though it must everywhere be presumed. The brass of this incloser remains in the church, showing that he died March 27, 1518 (Lipscomb, iii. 344). The Hampdens were lords of the manor from 1434 for about three hundred years (*ibid.*).

brutorum conuertit et sic illas adhuc tenet per quod vnum aratrum ibidem abstractum est et quatuor persone mansionibus et laboribus carent tenementa que illa valent per annum xxvj s. viij d. idem que Ricardus inde adhuc seisitus existit in dominico suo vt de feodo Et dicunt quod occasione premissorum vbi decime granorum parochie predicte ad sex libras octo solidos et quatuor denarios se annuatim extendere solebant modo eedem decime vix ad quadraginta solidos se extendunt inhabitantesque parochie illius maxime occasione illa dampnificantur etc.[1]

Et dicunt super Sacramentum suum quod Iohannes Millett nuper fuit seisitus in dominico suo vt de feodo de quatuor Mesuagiis et quateruiginti acris terre arrabilis et arrari consuete cum pertinenciis in lyscome in Comitatu predicto et cum quolibet eorundem Mesuagiorum viginti acr[e][a] terre arrabilis inde que cum Mesuagiis illis a tempore de quo non exstat memoria ad minus tradite et ocupate ac in vsum Culture et iconomie posite fuerunt et sic inde seisitus **sexto** dic Marcii anno regni predicti nuper Regis vicesimo primo Mesuagia illa ad terram prosterni et destrui fecit terrasque predictas in pasturam animalium conuertit per quod quatuor aratra deponuntur et triginta persone mansionibus et ocupacionibus carent et abinde abierunt mendicando et in miseriam perducti[b] sunt tenementa que illa valent per annum Centum solidos et quod Ricardus louett[2] de tenementis illis et de eo quod de eis remanet modo seisitus existit in forma predicta. Millet f[iat] s[ub] p[ena] c iij (Membrane 28)

Et dicunt quod predictus Iohannes Millett nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de quinquaginta acris terre arrabilis et Cultui apte cum pertinenciis in Millet

[a] MS. *acr.* [b] Sic.

[1] This mention of the decline of the tithe by over 68 per cent. is quite exceptional. It shows the strong inducement upon landowners to inclose. Cp. J. Rossi, *Hist. Regum Angliæ*, ed. T. Hearne, Oxon, 1745 (2nd. ed.), fo. 106, a, b.

[2] Richard Lovett, here mentioned, was lord of the manor. This supplies a date for the pedigree of the family given in Lipscomb, in which particular it is somewhat deficient (iii. 457).

lyscombeholynden et Brakynham [1] in Comitatu predicto et sic inde seisitus sexto die Marcii anno regni predicti nuper Regis vicesimo quadraginta acras terre inde necnon septimo die aprilis anno regni domini Regis nunc primo duodecim acras terre inde a priore vsu Culture in pasturam animalium conuertit et illas sic hucusque tenet terreque ille valent per annum viginti et sex solidos per quod vnum aratrum deponitur et quinque persone ociose existunt.

f[iat] s[ub] p[ena] Turney

Et dicunt quod Iacobus Turney nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio vocato Tornes et triginta acris terre arrabilis et arrari consuete et cum Mesuagio illo a tempore de quo non exstat memoria locate et ocupate cum pertinenciis in lyscome holynden et Brakynham [2] in Comitatu predicto et sic inde seisitus decimo die Februarii anno regni domini Regis nunc sexto Mesuagium predictum prosterni et in decasum fore fecit ita quod iconomia per edificia inde superstancia de terris illis evenienc[ia] [a] manutenere [b] non potest tenementaque illa valent per annum viginti solidos.

xxiiij

lee Verney et al[iis] Flatmerston scr[ibat] gill[es] r[espondere] xv[a] pasche

Et dicunt super Sacramentum suum quod Radulfus Verney Iunior Miles Iohannes Colt armiger et Robertus lee armiger nuper fuerunt seisiti in dominico suo vt de feodo de quatuor Mesuagiis et Centum et quadraginta acris terre arrabilis et arrari de tempore Cuius Contrarii memoria hominum non existit consuete et cum Mesuagiis illis locate

[a] This is what the clerk evidently intended, his ear being misled by the termination of *superstancia*. [b] Sic.

[1] Liscombe, Bragenham, and Hollenden are hamlets of Soulbury (Lipscomb, iii. 454). Observe the discrepancy of two acres. I have tabulated the two inclosures separately, making a total of 52 and not 50 acres.

[2] (*a*) The average number of inhabitants to a messuage upon land in hand of lay freeholders = 5. (*b*) But the average area to a messuage in such cases = 36·14 acres. These figures give approximately four persons to 30 acres. (*c*) The average area per person evicted from land inclosed to pasture by lay freeholders = 6·6, which gives roughly 4 persons to the 30 acres. (*d*) The average area per person evicted from the land of lay freeholders = 7·3 acres, which yields the same result. I therefore adopt [4] as the number here.

et ocupate scilicet cum quolibet eorundem Mesuagiorum viginti acr[is][a] terre arrabilis inde ad minus in Flete mers[ton][1] in Comitatu predicto et predicti Radulfus Iohannes et Robertus sic inde seisiti et predictus Robertus lee partes predictorum Radulfi et Iohannes Colt per eorum dimissionem pro termino annorum eidem Roberto factam tenens ad firmam sextodecimo die Ianuarii anno regni domini Regis nunc secundo Mesuagia illa voluntarie devastari fecerunt terras que predictas sepibus incluserunt et illas ab vsu Culture et iconomie in pasturam animalium conuerterunt et illas sic hucusque tenent Et Mesuagia illa non sufficiunt ad sustentatacionem iconomie que ibidem de terris illis manuteneri et haberi debent[b] et tenementa illa tenentur de domino Rege vt de honore suo Walingford et valent per annum viginti libras Et occasione illa quatuor aratra ibidem detrahuntur et viginti persone que circa Culturam terrarum illarum ocupate fuerunt et in mansionibus predictis moram traxherunt[b] ociose abinde dolorose recesserunt predicti que Radulfus Johannes et Robertus de tenementis illis adhuc seisiti existunt in forma predicta et dicunt quod in villa de Fletemerston predicta

[a] MS. *acr.* [b] Sic.

[1] Now Fleet Marston.

Sir Ralph Verney was lord of the manor (Lipscombe, i. 324). Lee apparently occupied the double position of freeholder and lessee. I have tabulated him as joint freeholder, and Verney as manorial lord. The additional finding of the jury that within ten years there had been eight ploughs and fifty persons occupied seems to be inclusive of the evictions first presented, which are dated 1511. The 'persone sufficienter occupate' apparently include only men, since the five shepherds are mentioned as having taken their places. I have therefore tabulated this entry by deducting the twenty persons already mentioned as evicted, and the five shepherds from the total of fifty, leaving twenty-five persons evicted and four ploughs put down. The average number of persons and of acres to a plough on the land in hand of lay lords of manors = 7 persons and 48·79 acres; so that the area here would be 174 (174·25) acres calculated from the number of persons, and 195 acres (195·16) calculated from the number of ploughs. I take [184] acres as the mean number here. I have attributed all the inclosures to the lord of the manor, but I have inclosed all the figures in brackets, to indicate their inferential character.

infra decem annos iam preteritos octo aratra et quinquaginta persone ibidem fuerunt sufficienter ocupate et modo tantum habentur vnum Mesuagium super situm Manerii [1] et quinque Cotagia pro quinque pastoribus ouium ibidem remanet [a] et totum residuum inde in decasum ponitur etc.

~~Conwey~~ [b] terre tenens † scri[batur] per Tr[evethen] r[espondere] m[ense] Michaelis

Et dicunt super Sacramentum suum quod hugo Conwey [2] Miles nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et triginta acris terre arrabilis et que arrari et seminari a tempore de quo non exstat memoria necnon cum Mesuagio illo tradi et ocupari solebant in Waddesdon in Comitatu predicto et sic inde seisitus septimo die Ianuarii anno regno predicti nuper Regis vicesimo secundo Mesuagium predictum devastari et prosterni fecit et viginti acras terre arrabilis inde super montem ibidem iacentes in pasturam animalium conuertit per quod vnum aratrum deponitur et octo persone a laboribus ocupacione et inhabitacionibus suis contra voluntatem suam depriuantur et valent tenementa illa per annum tresdecim solidos et tenentur de domino Rege vt de honore suo Walingford predictusque hugo adhuc inde seisitus existit etc.

Et dicunt super Sacramentum suum quod predictus hugo nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et quateruiginti acris terre arrabilis et arrure et seminacioni apte et cum Mesuagio illo a tempore de quo non exstat memoria locate occupate et tradite in Waddesdon in Comitatu predicto et sic inde seisitus sexto die Marcii anno regni predicti nuper Regis sextodecimo Mesuagium predictum prosterni et devastari fecit terras que

[a] Sic. [b] Thus struck through in MS.

[1] The words 'vnum mesuagium super situm manerii' justify the entry of a manor house decayed, though, as being an inference, it has been placed in brackets.

[2] Sir Hugh Conwey, the incloser, had been High Sheriff of the county in 1500. The manor, according to Lipscomb, was in the family of Courtney or Courtenay by a patent of 1 H. VII. (i. 471). Either the Crown is mentioned as overlord, the mesne lord being accidentally omitted, or this was land outside the manor of Waddesdon.

predictas sepibus includi et quadraginta acras terre[a] . . . . in pasturam animalium ab vsu iconomie et seminacionis granorum convertit et tenementa illa sub eadem forma adhuc tenet tenementaque illa valent per annum septem libras sex solidos et octo denarios et tene[ntur d]e d[omino][a] Rege et occasione illa duo aratra deponuntur et octo persone abinde querentes victum labores et mansiones lamentabiliter recesserunt etc. Caper f[iat] s[ub] p[ena]

Et dicunt quod Iohannes Knyght gentilman nuper f[uit] s[eisitu]s[a] in dominico suo vt de feodo de viginti acris terre arrabilis et arrari consuete in Cublyngton in Comitatu predicto et sic seisitus inde vicesimo die Ianuarii anno regni predicti nuper Regis vicesimo quarto terras illas ab vsu . . . . [in][a] pasturam animalium Conuertit et que terre sic adhuc vtuntur Cuius quidem Iohannis Knyght statum quidam Ricardus Carter modo habet in tenementis illis Et tenementa illa valent per annum decem solidos. Knyght

Et dicunt quod [a] Knyght nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et quadraginta acris terre arrabilis et arrari consuete et cum Mesuagio illo a tempore de quo non exstat memoria locate tradite et ocupate in Cu[blyngton in][a] Comitatu predicto et sic inde seisitus Mesuagium illud casualiter per ignem arsum fuit et consumptum et postea scilicet secundo die Marcii anno regni domini Regis nunc quarto predictus Iohannes Knyght predictas quadraginta acras terre . . . . [a]cras[a] terre arrabilis apud Bredyncote[1] in Cublyngton in Comitatu predicto vnde idem Iohannes Knyght tunc fuit et adhuc existit seisitus in dominico suo vt de feodo

[a] MS. mutilated.

[1] 'Cublyngton' and 'Bredyncote.' The last name does not appear in Lipscomb. There is a hamlet called Burcott a little to the north-east of Cublington, which is perhaps the same. The total area inclosed, the number of acres at Bredyncote being torn out of the MS., may be inferred from the rental value. The average rental value per acre of freehold lands in hand inclosed to pasture in Bucks being 9½*d.*, the total of 66*s.* 8*d.* would give an area of [84] acres.

d iiij
(Membrane 29)

ab vsu Culture et iconomie in pasturam ouium et aliorum animalium [conuer]tit [a] et terras illas sic hucusque tenet tenementa que illa valent per annum sexaginta et sex solidos et octo denarios et occasione illa vnum aratrum deponitur et sex persone a laboribus suis depriuantur etc.

Verney f[ac] scr[ibere] G[il]es r[espondere] Oct[aua] Ioh[ann]is Bapt[ist]e[b]

Et dicunt quod Rogerus Gyfford gentilman qui de Radulfo Verney Milite nuper tenuit ad firmam et adhuc tenet ad firmam pro termino annorum adhuc durancium Centum et viginti acras terre arrabilis et que annuatim arrari a tempore de quo non exstat memoria vse fuerunt in Middelclaydon in Comitatu predicto septimo die Marcii anno regni predicti nuper Regis decimo terras illas sepibus et fossatis inclusit et in pasturam animalium Conuertit per quod duo aratra deponuntur et quinque persone occupacione carent et valent per annum sexaginta solidos et tenentur de feodo de peuerell.[1]

Denham f[ac] scr[ibere] g[iles] r[espondere] Oct[aua] Ioh[ann]is Bapt[ist]e

Et dicunt quod Iohannes Denham Miles nuper dominus Denham [2] fuit seisitus in dominico suo vt de feodo de tribus Cotagiis et sexaginta acris terre arrabilis et arrari annuatim consuete in Cranwell in Comitatu predicto parcella Manerii sui de Cranewell et cum quolibet eorundem Cotagiorum viginti acre terre inde arrabilis a tempore de quo non exstat memoria tradite locate et ocupate fuerunt et in Cultura ponebantur et sic seisitus decimo die Februarii anno regni predicti nuper Regis vndecimo Cotagia illa devastari et prosterni voluntarie permisit per quod sex persone a laboribus suis depriuantur tenementa que illa valent per annum triginta solidos et tenentur de domino Rege vt de honore suo Walingford Et Cuius quidem Iohannis Denham statum de et in tenementis illis quidam Thomas Denham armiger modo habet etc.

Et dicunt super Sacramentum suum quod quidam

[a] MS. mutilated.
[b] This, like other notes of procedure, in a different hand from that of the text.

[1] The fee of Peuerell is a reference to Domesday, in which William Peuerell is entered as holding the manor (Lipscomb, i. 165).

[2] Lord Denham or Dynham died, *c.* 1509, lord of the manor (Lipscomb, i. 476, 477). A curious question as to the title and its descent is raised by Nicolas (*Hist. Peerage*, p. 160, ed. 1857).

Radulfus arches[1] nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et sex virgatis terre arrabilis et arrari consuete in Cranwell in Comitatu predicto que terre arrabiles cum Mesuagio predicto a toto tempore Cuius Contrarii memoria hominum non existit cum Mesuagio predicto locari tradi et ocupari solebant qualibet virgata terre inde viginti acras terre continente et idem Radulfus sic inde seisitus sexto die Marcii anno regni predicti nuper Regis decimo sexaginta acras terre arrabilis inde ad pasturam animalium conuertit Mesuagium que predictum in tali decasu et ruina fore permisit quod iconomia que ibidem in eodem de terris predictis haberi debeat sustentari nequeit[a] et Mesuagium et terre ille sic in r[ui]nam[b] conuerse valent per annum triginta solidos et quidam Willelmus arches modo habet statum predicti Radulfi de tenementis predictis.

f[iat] s[ub] p[ena] arches xxv

Et dicunt super Sacramentum suum quod Iohannes Godewyn qui nuper tenuit et adhuc tenet de priore Monasterii sancte Frediswithe in oxon per Copiam Curie ad voluntatem predicti prioris in overwynchendon[2] in Comitatu predicto secundum consuetudinem Manerii ipsius prioris de overwynchendon in Comitatu predicto vnum Mesuagium et Centum sexaginta et vnam acras[d] acras[e] terre arrabilis et que a tempore de quo non exstat memoria arrari et cum granis seminari solebant et de quibus terris arrabilibus triginta acre

Godewyn prior s[an]c[t]e Frediswide fact[us] est per Tre[vethen]† r[espondere] [c] Michaelis

[a] Sic. [b] MS. mutilated. [c] Blank in MS.
[d] An erasure after *acras*. [e] Sic: repeated.

[1] The family of de Arcubus had owned this manor since the twelfth century. In the reign of Henry VI. it passed, by the marriage of Joan, heiress of Richard de Arcubus, to Sir John Dynham (Lipscomb, i. 476, 484). This entry shows that some of the family still held land here.

Following the reasoning (*a*) and (*b*) in the case of Lyscome &c. (p. 170, n. 2, *supra*), we get sixteen persons to the whole 120 acres. (*c*) The total area (arable and pasture together) per person evicted by lay freeholders = 9·6 acres, which gives twelve persons (12·4) evicted here. (*d*) The average area per person evicted from lay freeholds = 7·3 acres, which gives 16 (16·4) persons evicted. I adopt [15] as the mean number.

[2] St. Frideswide's held the manor at the Dissolution (Dugd. *Monast.* ii. 175).

terre arrabilis ad valenciam viginti solidos [a] vocate Cokystyle
Godewyn cum Mesuagio predicto locari tradi et ocupari per totum dictum tempus solebant predictusque Iohannes Godewyn sexto die Ianuarii anno regni domini Regis nunc quinto Mesuagium predictum in decasum et ruinam fore permisit ita quod iconomia in eodem Mesuagio vti nec haberi potest terras que predictas integras in overwynchendon predicta sepibus inclusit et illas in pasturam animalium Conuertit per quod tria aratra deponuntur et decem persone que ibidem laborare et ocupari solebant abinde in vagum querentes panem et ocupacionem lacrimose abierunt predictus que prior de tenementis illis seisitus existit in dominico vt de feodo in iure Monasterii sui predicti Et [idem] [b] prior tenet tenementa illa de domino Rege etc. et valent per annum vltra predicta tenementa et terras primum appreciata sexaginta solidos. Et dicunt quod predictus Iohannes Godewyn predicto sexto die Ianuarii d[icto anno] [c] predicti nunc Regis decem acras terre arrabilis et arrari consuete de terris ipsius Iohannis propriis in Overwynchendon predicta et vnde idem Iohannes seisitus tunc fuit et adhuc existit in dominico s[uo] [c] vt de feodo ab vsu arrure et seminacionis granorum in pasturam animalium Conuertauit [a] et terre ille valent per annum quatuor solidos.

Frogmorton f[ac] scr[ibere] G[ill]es r[espondere] Oct[aua] Ioh[annis] Bapt[ist]e

Et dicunt super Sacramentum suum quod Georgius Frogmarton armiger [nuper] [b] fuit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti et quatuor acris terre arrabilis et arrari consuete et cum Mesuagio illo a tempore de quo non exstat memoria locate et tradite in Ramston [1] [in

[a] Sic. [b] Conjectural: MS. illegible. [c] MS. partly illegible.

[1] Ravenston, Domesday. Now Ravenstone.

Here was a Priory of Augustinian Canons, of whom William Wyttesley occurs as Prior in 1504 and 1510 (Lipscomb, iv. 316).

Following the reasoning (*a*) and (*b*) in the case of Lyscome (p. 170, *n.* 2, *supra*), we get three evictions here. (*c*) The average area per person evicted from arable inclosed by lay freeholders = 8·6 acres, which gives 3 (2·7) persons evicted. (*d*) The average area per person evicted from the land of lay freeholders = 7·3 acres, which again gives three evictions here. I therefore adopt [3] as the number here.

Comitatu][a] predicto et sic inde seisitus vicesimo quarto die Ianuarii anno regni predicti nuper Regis duodecimo Mesuagium predictum devastari et prosterni fecit et sic adhuc in decasum existit tenementa que illa valent per annum viginti solidos et tenentur de domino Rege etc. idem que Georgius de tenementis illis adhuc seisitus existit in forma predicta.

Et dicunt super Sacramentum suum quod [b] prior de Ramston nuper fuit et [adhuc][a] existit seisitus in dominico suo vt de feodo in iure Monasterii sui predicti de duobus Mesuagiis et quadraginta et octo acris terre arrabilis et que arrari et cum Mesuagiis illis locari tradi et ocupari a toto tempore de quo non exstat m[emoria][a] fuerunt et solebant et cum vtroque eorundem Mesuagiorum viginti et quatuor acre terre arrabilis per totum dictum tempus sic ocupate et tradite fuerunt et idem prior sic inde seisitus sexto die Iulii [anno predicti][a] nuper Regis vicesimo secundo Mesuagia predicta prosterni et devastari fecit et sic adhuc existit terras que predictas cum alio Mesuagio [1] ocupari fecit ob quod quatuor persone que in predictis Mesuagiis illis manere solebant abinde recesserunt Et tenementa illa valent per annum viginti et sex solidos et octo denarios Et tenentur de [b]

Et dicunt quod Rogerus Couper qui de Johanne Mordaunt armigero tenet et a diu tenuit in feodo firma [d] duo Mesuagia et quateruiginti acras terre arrabilis cum pertinenciis in Wyllyn[2] in Comitatu predicto que terre arrari et cum Mesuagiis illis locari et ocupari scilicet cum vnoquoque eorundem Mesuagiorum quadraginta acre terre arrabilis inde a tempore de quo non exstat memoria solebant et idem Ricardus tenementa illa sic

* Mordaunt scr[ibat] Gillez per Tre[vethen][c]

[a] Conjectural: MS. illegible. [b] Blank in MS. [c] Scarcely legible. [d] Sic.

[1] The average area to a messuagium in the case of land in hand of ecclesiastical lords of manors in Bucks being 48 acres, the total area ingrossed may be taken at 48 ac. + 48 ac. = [96] acres.

[2] 'Wyllyn.' Now Willen or Wyllyne.

John Mordaunt was not lord of the manor, which was in the family of Hanchet (Lipscomb, iv. 408). A fee farm is in some respects analogous to a freehold; but the feoffor retaining power to re-enter on non-payment of rent, it has been thought better to tabulate this as an inclosure by a lay tenant.

tenens et inde seisitus existens in dominico suo vt de feodo sextodecimo die Ianuarii anno regni domini Regis nunc secundo Mesuagia illa prosterni fecit et devastari et terras illas ab vsu iconomie in pasturam animalium Conuertit et ea occasione duo aratra deponuntur et decem persone abinde reces[serunt] [a] Et tenementa illa valent per annum quinquaginta et tres solidos et quatuor denarios Et de quibus vel de quo tenentur Iuratores illi ignorant etc.

E[xequatur] v[ersus] d[omin]us Grey de [Wil]ton

Et dicunt quod Johannes Grey Miles nuper Dominus Wilton nuper fuit seisitus in dominico suo vt de feodo de duobus Mesuagiis et quadraginta acris terre arrabilis et que

Blecheley

arrari et cum Mesuagiis illis locari et ocupari a tempore de quo non exstat me[moria] [a] scilicet cum vtroque eorundem Mesuagiorum viginti acre terre cum pertinenciis fuerunt et solebant in Cot[m]an[f]eud [a] [1] in parochia de Blecheley in Comitatu predicto et sic inde seisitus septimo die Iulii anno

(Membrane 30)

regni predicti . . . .[b] **Mesuagia** illa in decasum et ruinam fieri fecit et permisit terras que illas ab vsu Culture et

S[e]

iconomie in pasturam animalium Conuertit et tenementa illa valent per annum viginti et quatuor solidos et ea de causa octo persone laboribus et mansionibus suis carent et tenementa illa tenentur de domino Rege Cuius quidem

n[ot]a

Iohannis Grey statum de et in tenementis predictis domina Grey vxor [d] pratt pro termino vite sue modo habet [e] modo habet etc.[c]

Et dicunt super Sacramentum suum quod predictus Iohannes Grey nuper dominus de Wilton nuper fuit seisitus in dominico suo vt de feodo de Centum et quadraginta acris terre arrabilis et que arrari consueuerunt in Blecheley in Comitatu predicto Et sic inde seisitus sexto decimo die Decembris anno sexto predicti nuper Regis Centum et viginti acras terre inde arrabilis et vicesimo tercio die octobris

[a] MS. partly illegible. [b] MS. illegible.
[c] Sic. [d] Blank in MS. [e] From [d] to [e] interlined.

[1] Cotmanfeud.' Now corrupted into Cottenham field, in Bletchley parish, on the borders of Water Eaton parish. I am indebted for this information to the Rector of Bletchley.

anno regni predicti nuper Regis tercio viginti acras terre inde residuum sepibus et fossatis inclusit et terras illas in pascuam et pasturam animalium conuertit et ille sic vtuntur ob quod duo aratra deponuntur et decem persone que circa Culturam terrarum illarum ocupari solebant diu sine ocupacione abinde recesserunt terre que ille valent per annum septem libras et tenentur de domino Rege etc. cuius quidem Johannis Grey statum in tenementis illis predicta domina Grey modo habet etc.

Et dicunt quod Iohannes Mordaunt armiger fuit et adhuc est seisitus in dominico suo vt de feodo de vno Mesuagio et viginti acris terre arrabilis et arrari consuete et que cum Mesuagio illo vsualiter diu locate fuerunt in Moulsowe in Comitatu predicto et sic inde seisitus sexto die Iulii anno regni domini Regis nunc primo Mesuagium illud destrui fecit et devastari per quod vnum aratrum deponitur et sex persone que ibidem moram trahere solebant abinde recesserunt tenementaque illa valent per annum quindecim solidos Et tenentur de [b]

Mordaunt f[iat] s[ub] p[ena]

. . . br[eve][a]

Et dicunt quod abbatissa Monasterii de Elstowe nuper fuit et adhuc existit seisita in dominico suo vt de feodo in iure Monasterii predicti de vno Mesuagio et viginti acris terre arrabilis et cum Mesuagio illo locari tradi et ocupari consuete in Moulsowe [1] in Comitatu predicto et sic inde seisita decimo septimo die aprilis anno regni predicti nuper Regis vicesimo primo Mesuagium illud devastari et in decasum fieri fecit et sic adhuc existit ob quod vnum aratrum ibidem deponitur et due persone laboribus et mansionibus carent et valent tenementa illa per annum quindecim solidos.

Elstowe

xxvj

Et dicunt quod Iohannes longvile Miles nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti acris terre arrabilis et arrari consuete et que cum Mesuagio illo tradi et ocupari solebant et diu

longvile f[iat s[ub] p[ena]

[a] An illegible word of some length before *breve*. [b] Blank in MS.

[1] The nunnery of Elstow, Beds, does not appear to have held any land here at the Dissolution (Dugd. *Monast.* iii. 412). This was a small freehold.

fuerunt in Woughton in Comitatu predicto et sic inde seisitus septimo die Marcii anno regni predicti nuper Regis sexto Mesuagium illud prosterni et destrui fecit per quod vnum aratrum deponitur et quatuor persone ocupacionibus et mansionibus carent etc. et tenementa illa valent per annum quindecim solidos.

Merndale f[iat] s[ub] p[ena]

Et dicunt quod Ricardus Merydale nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et triginta acris terre arrabilis et que arrari et cum Mesuagio illo locari tradi et ocupari a tempore de quo non exstat memoria solebant in Stokehamond in Comitatu predicto et sic inde seisitus sextodecimo die Ianuarii anno regni predicti nuper Regis sexto Mesuagium illud prosterni et destrui fecit per quod due persone que ibidem moram trahere solebant abinde recesserunt et tenementa illa valent per annum viginti solidos.

hawkyns f[iat] s[ub] p[ena]

Et dicunt quod Iohannes hawekyns nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et triginta acris terre arrabilis et arrari consuete et cum Mesuagio illo diu locate tradite et ocupate in Stokehamond in Comitatu predicto et sic inde seisitus sexto die Decembris anno regni predicti nuper Regis duodecimo Mesuagium illud destrui et devastari permisit et sic adhuc permittit per quod due persone moram suam ibidem amiserunt et tenementa illa valent per annum viginti solidos.

longuyle f[iat] s[ub] p[ena]

Et dicunt quod Iohannes longvile Miles nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et triginta acris terre arrabilis et que arrari et seminari et cum Mesuagio illo tradi et ocupari a tempore de quo non exstat memoria solebant in Walton in Comitatu predicto et sic inde seisitus secundo die Marcii anno regni domini Regis nunc septimo Mesuagium illud devastari et destrui fecit et permisit ita quod iconomia que ibidem cum de et in terris predictis fieri deberet impeditur et sustentari non potest per quod quatuor persone suas mansiones ibidem amiserunt et quidam [a] Cartwright tenementa

[a] Blank in MS.

illa Clamat vt sua propria et tenementa illa tenentur de Comite Salop et ipse vlterius tenet tenementa illa de domino Rege. Et dicunt quod idem Comes nichil percepit nec aliquid fecit in vel de tenementis illis racione premissorum et tenementa illa valent per annum viginti sex solidos et octo denarios etc.

Clyfton f[iat] s[ub] p[ena]

Et dicunt quod Gervasius Clyfton Miles nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti acris terre arrabilis et pasture cum Mesuagio illo locate et ocupate in loughton[1] in Comitatu predicto et sic inde seisitus decimo die Iunii anno regni predicti nuper Regis duodecimo Mesuagium illud devastari et in ruinam Cadere permisit et sic existere permittit ita quod iconomia ibidem manutenere[a] non potest et tenementa illa valent per annum decem solidos.

f[iat] s[ub] p[ena] Bradwell

Et dicunt quod [b] prior Monasterii de Bradwell[2] nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii predicti de trescentis acris terre arrabilis et que arrari et cum granis seminari a tempore de quo non exstat memoria fuerunt in Bradwell et Wuluerton in Comitatu predicto et sic inde seisitus septimo die Marcii anno regni predicti nuper Regis vicesimo secundo terras illas sepibus inclusit et illas a vsu seminacionis granorum et Culture in pasturam animalium Conuertit per quod quatuor aratra ibidem deponuntur et viginti persone a suis ocupacionibus priuantur terre que ille valent per annum decem libras etc.

Et dicunt quod Willelmus Redegat nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et quadraginta acris terre arrabilis et que arrari et cum Mesuagio illo locari tradi et ocupari a tempore de quo non exstat memoria sole-

[a] Sic. [b] Blank in MS.

[1] 'Loughton.' Following the reasoning (*a*) and (*b*) in Lyscome (p. 170, n. 2, *supra*), we get between two and three (2·7) evictions here. By (*c*) and (*d*) we get three evictions. I adopt [3] as the number here.

[2] The Prior was Robert Boston, made Prior by the Bishop of Lincoln, on account of the deficiency of the number of monks to elect (Lipscomb, iv. 40). The Prior was lord of the manor of Bradwell (Dugd. *Monast.* iv. 510).

bant in Wuluerton et Bradwell in Comitatu predicto et sic inde seisitus decimonono die Nouembris anno regni predicti nuper Regis duodecimo Mesuagium predictum ita devastari permisit et sic devastatum permittit quod non sufficit ad manutenenciam iconomie et valent tenementa illa per annum triginta et tres solidos et octo denarios[1] Cuius quidem Willelmi Redegate statum inde quidam Willelmus Eton modo habet etc.

f[iat] s[ub] p[ena] Eton

Et dicunt quod Iohannes longvile[2] Miles nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de octo acris terre arrabilis et decem acris terre in Barreclose et septem acris terre et de vno Mesuagio cum quo terre ille tradite et ocupate diu fuerunt in Wuluerton et Bradwell in Comitatu predicto et sic inde seisitus decimo die Iulii anno regni predicti nuper Regis sextodecimo tenementa illa palis et fossatis includi et parco suo ibidem adiacere et vnire fecit et parcum illud[a] pro feris in eodem amplius nutriendis cum terris illis clargire fecit terre que ille valent per annum tresdecim solidos et tenentur de domino Rege.

longuyle

F[iat] br[eve] Birde et Maria aston et hardwik

Et dicunt quod Rogerus Bird qui de Iohanne Mordaunt armigero nuper tenuit ad firmam pro termino annorum Centum acras terre arrabilis cum pertinenciis in aston et hardwyk[3] in Comitatu predicto vicesimo die Ianuarii anno regni predicti nuper Regis decimo terras predictas sepibus et fossatis inclusit et terras illas sic hucusque tenet et valent per annum Centum solidos Et tenentur de domino Rege vt de honore suo Walingford etc.

(Membrane 31) xxx fo.

Et dicunt quod Ricardus Sacheverell Miles nuper fuit et

[a] Sic.

[1] Following the reasoning (*a*) and (*b*) in Lyscome (p. 170, n. 2, *supra*), we get five evictions to the forty acres: by (*c*) we get six evictions; by (*d*) five evictions. I adopt [5] as the number here.

[2] The incloser was lord of the manor of Wolverton. He died in 1537, aged 103 (Lipscomb, iv. 414). It is curious that, although a messuage is mentioned, it is not stated to have been pulled down or decayed.

[3] *i.e.* Aston Abbots, of which the manor was in the Abbey of St. Alban's. Of the manor of Hardwyk, a moiety belonged to New College, Oxford; the other moiety was in lay hands. The lessor was probably a freeholder (Lipscomb, iii. 307, 359).

adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et ducentis acris terre arrabilis et Cultui apte et annuatim arrate et cum mesuagio illo ante tunc a tempore de quo non exstat memoria vsualiter locate ocupate et dimisse in Stoke pewges[1] in Comitatu predicto et sic inde seisitus duodecimo die Septembris anno regni domini Regis nunc tercio predictum mesuagium ad terram prosterni fecit et in decasum voluntarie existere permisit et sic adhuc existit ac predictas terras ab vsu Cultus et iconomie in pasturam cuniculorum et ouium conuertit per quod duo aratra deponuntur et subtrahuntur et duodecim persone que in mesuagio predicto adtunc moram traxerunt et circa culturam et iconomiam illarum ante predictum duodecimum diem Septembris sufficienter ocupate fuerunt a mansionibus suis predictis recesserunt et in ocium perducti[a] sunt Et dicunt quod tenementa predicta valent per annum vltra reprisas octo libras Et tenentur de domino Rege.

vij

xj Sacheverell f[ac] scr[ibere] per Croke r[espondere] Oct[aua] Io[hannis]

Et dicunt quod Robertus Wyng qui tenuit et adhuc tenet ad firmam de domino Rege pro termino certorum annorum septuaginta acras terre arrabilis et triginta acras pasture in Dytton in Comitatu predicto octauo die Februarii anno regni domini Regis nunc quarto predictas septuaginta acras terre arrabilis a priore inde vsu Cultus et iconomie in pasturam ouium et aliorum animalium conuertit ob quod due persone que circa eandem Culturam ocupate fuerunt in ocium perducuntur et minuuntur Et terre ille valent per annum tres libras et dominus Rex inde seisitus existit in dominico suo vt de feodo.

f[iat] s[ub] p[ena] Wyng

xxvij

Et dicunt quod Iohannes Knyght qui tenuit et adhuc tenet de Waltero Stonnar pro termino certorum annorum ex dimissione ipsius Walteri triginta acras terre arrabilis pro

f[iat] s[ub] p[ena] Stoner et Knyght

[a] Sic.

[1] Now Stoke Poges. It was in the year of this inclosure that the incloser, not yet a knight, was promoted from being the receiver-general of Lord Hastings to be the husband of his widow, Mary, Lady Hungerford (Lipscomb, iv. 548). See *sub* Weston Turfild (p. 188, *infra*), and Dynton, p. 191 ; also p. 208, *infra*.

seminacione granorum apte in Dytton in Comitatu predicto quarto die Octobris anno regni domini Regis nunc octauo terras predictas sepibus et f[ossi]s [a] inclusit et illas sic inclusas ab vsu Cultus et iconomie in pasturam ouium et aliorum pecorum conuertit et mutauit per quod tres persone que circa eandem Culturam ocupate fuerunt in ocium perd[ucuntur] [a] et destruuntur Et tenementa illa valent per annum triginta solidos Et tenentur de domino Rege.

f[iat] s[ub] p[ena] Manfeld ex[equatu]r

Et preterea Iuratores predicti dicunt quod Robertus Manfeld nuper fuit et adhuc existit seisitus in dominico suo vt [de] [a] feodo de vno Mesuagio et vno horreo et viginti acris terre arrabilis et cum Messuagio illo tradite et ocupate in Burnham in Comitatu predicto et sic seisitus vndecimo die Iulii anno regni predicti nuper Regis vicesimo primo predictum Mesuagium ad terram prosterni et in decasum existere permisit ob quod due persone que in mesuagio predicto habitauerunt abinde recesserunt et in ocium perducu[ntur et] [a] minuuntur Et tenementa illa valent per annum viginti et sex solidos et octo denarios Et tenentur de [b]

Et dicunt quod Willelmus Sylby qui tenuit et adhuc tenet de Is[aak] [c] . . . .[c] gentilman [1] pro termino certorum annorum ex dimissione ipsius Isaak tria mesuagia et Centum acras terre arrabilis et arrari consuete [d] in Burnham in Comitatu predicto [d] videlicet cum quolibet Mesuagio inde triginta et tres [acre] [c] terre arrabilis et in vsu Culture et iconomie vsitate ocupate tradite et locate fuerunt et solebant sexto die Marcii anno regni predicti nuper Regis vicesimo primo duo Mesuagia de Mesuagiis predictis prosterni et devastari fecit et sic adhuc existere permisit per quod duodecim persone que ibidem manere solebant mansiones querere alibi cohertebantur Et illa duo Mesuagia [et terre] [c] arrabiles

[a] MS. partly illegible.
[b] Blank in MS.
[c] MS. illegible.
[d–d] These words interlined.
[e] Conjectural : MS. illegible.

[1] As the lessor is only described as 'gentilman,' he was probably a freeholder, and not lord of the manor.

que cum Mesuagiis illis locari et ocupari solebant valent per annum lxvj s. viij d.[1]

Et dicunt quod Iohannes Godwyn nuper fuit et adhuc existit seisitus in dominico suo vt de feodo [de][b] vno mesuagio et quadraginta acris terre arrabilis et Cultui vsitate et apte in Woburne[2] in Comitatu predicto et sic inde seisitus duodecimo die Marcii anno regni predicti nuper Regis . . .[c] predictum Mesuagium ad terram prosterni et devastari fecit et in decasum extremum voluntarie fieri permisit et sic adhuc existit per quod sex persone que in mesuagio predicto diu h[abitauerunt][d] abinde recesserunt et vagarunt Et tenementa illa valent per annum vltra reprisas quadraginta et sex solidos et octo denarios Et tenentur de domino Rege.

Godwyn f[ac] scr[ibere] per T[revethen][a] r[espondere] Oct[aua] Io[annis]

Et dicunt quod idem [Iohannes][b] Godwyn vicesimo die Marcii anno regni predicti nuper Regis vicesimo secundo sepibus et fossatis inclusit octo acras terre arrabilis in Wobourn predicta et illas in pasturam animalium [conuertit][b] et sic illas hucusque tenet que valent per annum quinque solidos et tenentur de domino rege.

Et dicunt quod Robertus hayle qui tenuit et adhuc tenet de Roberto Wodef[c] . . [pro][b] termino certorum annorum ex dimissione ipsius Roberti vnum Mesuagium et quadraginta acras terre arrabilis et Cultui vsitate et apte in Stone in Comitatu predicto quarto die Nouembris anno regni predicti nuper [Regis][b] duodecimo predictum Mesuagium

[a] MS. *T*. [b] Conjectural: MS. illegible. [c] MS. illegible. [d] MS. partly illegible.

[1] This is another of those exceptional entries which appear to reckon in the estimated rental of the two destroyed messuages. But it is suggestive that, while the average rental value, excluding the messuages, would be as low as 8*d*. an acre, the average in Bucks for arable in the hands of freeholders is 10½*d*. an acre; so that, if a percentage were deducted on account of the messuages, the rental value of the land would be lower still. See General Introduction, p. 62, *supra*.

[2] The manor was during some years in the hands of the Crown, which in 1513 granted it to William Compton, Esq., ancestor of the Northampton family (Lipscomb, iii. 635). The concluding clause, 'Et tenentur' &c., probably refers to the date at which the inclosure was effected. At a later date the manor became the property of the family of Goodwin (*ibid.*).

ad terram prosterni fecit et in ruinam voluntarie fore permisit per quod sex persone que in predicto Mesuagio habitauerunt ociosi deuenerunt et abinde lacrimose . . .[a] Et tenementa illa valent per annum quadraginta solidos.

Verney fact[um] est per Tre[vethen][b] r[espondere] Mich[ael]is

Et dicunt quod Edwardus Fermerewe qui tenuit et adhuc tenet duas separales firmas videlicet de Radulfo Varney Milite pro termino certorum annorum ex dimissione ipsius Radulfi vnum Mesuagium et viginti acras terre arrabilis et Cultui vsitate et apte et que cum Mesuagio illo tradi et ocupari solebant in Stone[1] in Comitatu predicto et aliud Mesuagium et terras ibidem qui[nto die][c] Februarii anno regni domini Regis nunc secundo predictum Mesuagium predicti Radulfi ad terram prosterni et devastari fecit ob quod quatuor persone que ibidem ocupari et infra Mesuagium predictum [habitare][d] solebant in ocium perducti sunt et minuuntur Et tenementa illa que idem Edwardus tenet ex dimissione predicti Radulfi valent per annum viginti solidos Et tenentur de domino Rege.

Assheby * fact[us] per Tre[vethen] r[espondere] Mich[ael]is

Et dicunt quod . . . .[a] vidua nuper fuit et adhuc existit seisita in dominico suo vt de feodo de vno Mesuagio vocato Tylehouse et viginti et quatuor acris terre arrabilis et pro seminacione granorum apte et que terre [cum][d] Me[suagio illo][d] tradi et dimitti solebant in Denham[2] in Comitatu predicto et sic inde seisita septimo die Iulii anno regni domini Regis nunc primo predictum Mesuagium prosterni fecit et in ruinam fore permisit ac terras illas ab C[ultura et][d] iconomia in pasturam ouium et aliorum animalium conuertit per quod vnum aratrum deponitur et octo persone que in Mesuagio predicto diu habitauerunt et circa Culturam et iconomiam terrarum pre[dictarum] . . . .[a] victum suum perquirere solebant lamentabiliter abinde abierunt et ociosi facti sunt Et tene-

[a] MS. illegible. [b] MS. *r* followed by a blank before *Michaelis*.
[c] MS. partly illegible. [d] Conjectural: MS. illegible.

[1] 'Stone.' The family of Verney held the manor (Lipscomb, iv. 458).

[2] 'Denham.' The Monastery of St. Peter's, Westminster, held the manor (Lipscomb, iv. 444).

menta illa valent per annum quinquaginta et tres solidos et quatuor denarios Et tenentur de [a]

IURATORES predicti dicunt quod [a] assheby vidua (Membrane 32)
nuper fuit et adhuc existit seisita in dominico suo vt de feodo Asheby
de vno Mesuagio et viginti acris terre arrabilis et seminacioni † fact[us] per Tre[vethen] r[espondere]
granorum a tempore de quo non exstat memoria hominum Michaelis
vsitate et apte in Denham in Comitatu predicto et que cum iiij
Mesuagio illo per totum dictum tempus locari et tradi fuerunt
et solebant et sic inde seisita decimo quarto die Iunii anno
regni domini Regis nunc sexto predictum Mesuagium ad
terram prosterni fecit et in decasum voluntarie fieri permisit
ob quod quatuor persone que ibidem nuper manentes . . .[b]
fuerunt abinde penitus in suam desolacionem recesserunt et
vagarunt Et tenementa illa valent per annum viginti et sex
solidos Et tenentur de domino Rege.

Et dicunt quod Iohannes [M]yk[lowe] [c] nuper fuit et adhuc f[iat] [sub] p[ena]
existit seisitus in dominico suo vt de feodo de vno Mesuagio Myklowe
et quadraginta acris terre arrabilis et Cultui vsitate et apte et xxviij
cum Mesuagio illo locate et tradite [in][b] . . . [in][b] Comitatu
predicto et sic inde seisitus primo die Iunii anno regni predicti
nuper Regis sextodecimo predictum Mesuagium ad terram
prosterni et devastari fecit et in ruinam existere permisit et
sic [adhuc][d] existit et ea occasione vnum aratrum deponitur
et sex personc a mansionibus suis ibidem exire coegit Et
tenementa illa valent per annum tribus libris [e] etc.

Et dicunt quod predictus Iohannes [Myklowe][d] tenet ad
firmam vltra predicta tenementa sua vnum Mesuagium et
certas terras nuper Thome Dyrdaunt gentilman in Denham
in Comitatu predicto ad annuum valorem viginti librarum
. . . .[b] Rectoriam de Denham in Comitatu predicto domos
mansionem edificia terras et tenementa eiusdem Rectorie que
valent per annum viginti et quatuor libras ob quod vnum
aratrum d[eponitur et][c] duodecim persone mansionibus et
ocupacionibus suis carent.[1]

[a] Blank in MS. [b] MS. illegible. [c] MS. partly illegible.
[d] Conjectural: MS. illegible. [e] Sic.

[1] This entry is, unfortunately, in part illegible. So much is clear, that

Eglyngton Weston Turfeld scr[ibat] Gill[es] r[espondere] xv pasc[he] Sacheuerell

Et dicunt quod Galfridus Egelynton qui tenuit et adhuc tenet de Ricardo Sachauerell Milite pro termino [annorum][a] ex dimissione eiusdem Ricardi vnum Mesuagium et Centum et sexaginta acras terre arrabilis et Cultui vsitate et apte et que cum Mesuagio illo tradi et ocupari sol[ebant in Weston][b] Turfild[2] in Comitatu predicto Mesuagium et edificia eiusdem in ruinam et decasum existere permisit et adhuc permittit ita quod Mesuagia et edificia illa non sufficiunt ad . . . .[c] iconomie de terris cum Mesuagio illo locatis et ocupatis per quod octo persone que ibidem manere et laborare solebant abinde recesserunt et in ocium perducuntur et vagarunt [Et tenementa illa][a] valent per annum sex libras Et tenentur de domino Rege Et predictus Ricardus Sacheuerell in iure

[a] Conjectural: MS. illegible. [b] MS. mutilated. [c] MS. illegible.

the incloser farmed one holding of the annual value of 20*l*., and also the rectory and glebe, of the annual value of 24*l*. The illegible space, about an inch in length, may perhaps have contained the word 'necnon,' in which case no destruction of houses was recorded. Denham Durdants was the name of a portion of the parish, but, according to Lipscomb, it had passed from the possession of the family in 1414 (iv. 443). John Myklowe, 'Treasurer, counsellor, and esquire to Henry VIII.,' had married Elizabeth Peckham, widow of a landowner at Denham (Lipscomb, iv. 449). He was appointed Treasurer in 1521 (*S. P. Dom.* H. VIII., iii. 1826), and, dying in May 1522, was succeeded by Edmund Peckham (*ibid.* 2750). He is not to be confounded with John Myklowe, clerk, comptroller of the Household in 1511 and 1515, to whom in 1511 were granted the goods forfeited on the flight of Thomas Duredaunt, junior, of Denham, Bucks (*ibid.* i. 1759, ii. 72, 1). As farm tenant he ingrosses land of a lay freeholder to the annual rental value of 20*l*., and of an ecclesiastical freeholder at 24*l*. The average rental value of farm tenancies of lay lands = 9¾*d*. an acre, which gives an area of 492 acres. The average rental value of pasture in the case of farm tenancies of ecclesiastical land = 1*s*. 10¾*d*.; but this average is due to the case of Fulbroke, and, the rent being exceptionally high, I have thought it better to apply in the case of the Rectory the total average rental value of ecclesiastical land let, viz. 10½*d*. This gives about 548⅔ acres. The total area ingrossed was therefore about [1,040] acres. So much of this area is converted to pasture as involves the putting down of one plough. The average area to an 'aratrum' in Bucks upon farm tenancies being approximately [44] acres (44·3), I have tabulated this as converted to pasture.

[2] Now Weston Turville. See General Introduction, p. 32, *supra*.

vxoris sue domine hungerford [1] adhuc inde seisitus existit in dominico [suo vt de feodo].[a]

Et dicunt quod [b] abbas [2] Monasterii de Osney nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii predicti de vno Mesuagio et vig[inti] [et septem] [acris terre] [c] arrabilis et Cultui vsitate et apte et que cum Mesuagio illo tradi et dimitti solebant in Vpton in Comitatu predicto et sic inde seisitus vndecimo die Decembris anno r[egni domini Regis] [d] nunc sexto predictum Mesuagium ad terram prosterni fecit et in ruinam voluntarie fore permisit per quod tres persone que in Mesuagio predicto habitauerunt . . . .[e] et minuuntur Et tenementa illa valent per annum viginti solidos Et tenentur de domino Rege.

Osney f[ac] scr[ibere] per C[roke] r[espondere] Oct[aua] Io[hannis]

per Croke ex[equatu]r

Et Iuratores predicti dicunt quod Thomas Grenewey nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et triginta acris terre arrabilis et pro seminacione granorum apte et que cum Mesuagio illo tradi et ocupari solebant in Vpton in Comitatu predicto [et] [a] sic inde seisitus sexto die Septembris anno regni predicti nuper Regis vicesimo secundo predictum Mesuagium in ruinam et in decasum fore permisit per quod tres persone que ibidem ocupari et infra Mesuaguagium [f] predictum diu habitauerunt abinde recesserunt et in ocium perducuntur et minuuntur Et tenementa illa valent per annum quadraginta solidos et tenentur de [b]

Greneway f[iat] s[ub] p[ena[

Et dicunt quod Willelmus hamden armiger nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et quatuor virgatis terre arrabilis et Cultui vsitate et apte quelibet virgata continet in se viginti acras terre arrabilis et cum Mesuagio predicto tradite et locate solebant in Vpton in Comitatu predicto et sic inde seisitus tercio die . . . .[e] anno regni predicti nuper Regis sextodecimo pre-

hampden f[iat] s[ub] p[ena]

[a] Conjectural: MS. illegible. [b] Blank in MS.
[c] MS. illegible. Text supplied from recital in Exch. Q. R. Mem. Roll 299, 11 H. VIII. m. 18 dorso.
[d] MS. partly illegible. [e] MS. illegible. [f] Sic.

[1] See p. 183, *n.* 1, *supra.*

[2] The Abbot was William Burton, 1505–31 (Dugd. *Monast.* vi. 247). The manor belonged to the convent of Merton, in Surrey (Lipscomb, iv. 571).

dictum Mesuagium ad terram prosterni fecit et in ruinam voluntarie existere permisit per quod quatuor persone que in mesuagio . . . .[a] abinde recesserunt et vagarunt Et tenementa illa valent per annum quatuor libras sex solidos et octo denarios Et tenentur de[b]

Brudenell f[iat] s[ub] p[ena]

Et preterea Iuratores predicti dicunt [quod] . .[a] Brudnell gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno mesuagio vocato hogpittes et quinquaginta acris terre arrabilis et pro seminacione granorum . . . .[a] apte et que cum Mesuagio illo tradi et ocupari solebant in Iver[1] in Comitatu predicto et sic inde seisitus duodecimo die Marcii anno regni predicti nuper Regis septimo predictum [Mesuagium][c] ad terram prosterni et devastari fecit terras que predictas a Cultura et iconomia in pasturam ouium et aliorum animalium conuertit per quod vnum aratrum deponitur et due persone [que][c] circa eandem Culturam ocupate fuerunt in ocium perducti sunt et minuuntur Et tenementa illa valent per annum quadraginta solidos Et tenentur de[b]

f[iat] s[ub] p[ena] horne

h viij

ix (Membrane 33)

Et dicunt quod Iohannes horne gentilman nuper fuit et adhuc existit seisitus vt in iure Isabelle vxoris eius in dominico suo vt de feodo de vno Mesuagio . . . .[a] **Garden** allys et quinquaginta acris terre arrabilis et Cultui vsitate et apte que cum mesuagio illo a tempore de quo non exstat memoria hominum tradi et ocupari solebant in Iver in Comitatu predicto et sic inde seisitus nono die Marcii anno regni predicti nuper Regis vicesimo secundo predictum Mesuagium ad terram prosterni et in decasum existere voluntarie permisit et [sic adhuc][c] existit per quod octo persone que in mesuagio predicto diu habitauerunt in ocium perducuntur et destruuntur Et tenementa illa valent per annum vltra reprisas tribus libris[d] Et tenentur[b]

f[iat] s[ub] p[ena] horne

xxix

Et dicunt quod predictus Iohannes horne gentilman nuper fuit et adhuc existit seisitus vt in iure Isabelle vxoris eius in dominico suo vt de feodo de vno Mesuagio quinquaginta acris

[a] MS. illegible. [b] Blank in MS. [c] Conjectural: MS. illegible. [d] Sic.

[1] The manor was at this time in the Dean and Canons of Windsor (Lipscomb, iv. 516).

terre arrabilis et vsualiter arrate et seminacioni granorum posite et cum mesuagio illo ad firmam tradi et ocupari solebant in Iver in Comitatu predicto et sic inde seisitus decimo [die No]uemb[ris][a] anno regni predicti nuper Regis vicesimo secundo predictum Mesuagium ad terram prosterni et devastari fecit et in ruinam voluntarie existere permisit ac terras illas cum aliis Mesuagiis ibidem tradi et ocupari fecit ob quod octo persone que in Mesuagio predicto diu habitauerunt abinde exire coacti sunt Et tenementa illa valent per annum tribus libris[b] Et tenentur[c]

f[iat] s[ub] p[ena] horne

Et dicunt quod predictus Iohannes horne nuper fuit et adhuc existit seisitus vt in iure Isabelle vxoris eius in dominico suo vt de feodo de vno Mesuagio vocato Galyhylle et qua[dra]g[inta][a] acris terre arrabilis et arrari vsitate annuatim cum pertinenciis in Iver in Comitatu predicto et que cum Mesuagio illo tradi locari et ocupari a tempore de quo non exstat memoria [hominum][d] solebant et fuerunt et sic inde seisitus quinto die Iulii anno regni predicti nuper Regis vicesimo secundo predictum Mesuagium ad terram prosterni fecit et in decasum voluntarie fieri permisit ac terras illas cum aliis Mesuagiis ibidem tradi locari et ocupari fecit ob quam causam octo persone que in Mesuagio predicto habitauerunt abinde recesserunt et vagarunt [Et][d] tenementa illa valent per annum vltra reprisas tres libras Et tenentur[c]

Walter Sacheuerell f[iat] s[ub] p[ena] hampden

Et dicunt quod Rogerus Water qui de Ricardo Sacheuerell Milite et Maria vxore eius domina hungerford[1] in iure ipsius domine sexto die Octobris anno regni dicti nuper Regis quintodecimo tenuit ad firmam vnum Mesuagium Centum et decem acras terre arrabilis et annuatim arrate et arrari consuete in Dynton[2] in Comitatu predicto et que terre cum

[a] MS. partly illegible. [b] Sic. [c] Blank in MS. [d] Conjectural: MS. illegible.

[1] Cf. pp. 183, 189, *supra*.

[2] This is an entry of an exceptional kind, and not easy to tabulate. It appears that the incloser converted the arable into pasture, as may be inferred from the putting down of a plough, and also threw into one the two holdings of 110 and 30 acres respectively. The 30 acres thus appear in the column of 'Areas Consolidated,' as well as in that of 'Areas Inclosed,' but not bracketed together.

Mesuagio illo ocupate et tradite a tempore de quo non exstat memoria fuerunt et eciam idem Rogerus qui predictis die et anno tenuit de Iohanne hampden Milite vnum Mesuagium et triginta acras terre arrabilis et que cum Mesuagio illo per totum dictum tempus tradi et ocupari solebant in Dynton predicta eisdem die et anno predictum Mesuagium quod tenuit de predicto Iohanne hampden prosterni et devastari fecit per quod vnum aratrum deponitur et septem persone mansionibus et ocupacionibus suis que ibidem prius habuerunt carent et abinde evadere coacti fuerunt Et tenementa illa que predictus Rogerus tenet de predicto Iohanne hampden valent per annum quadraginta solidos etc.

Et dicunt super sacramentum suum quod sexto die Marcii anno regni predicti nuper Regis henrici septimi terciodecimo in villa de hoggeshawe et hameletto de Fulbroke[1] in Comitatu predicto fuerunt vndecim Mesuagia trescentum quateruiginti et decem acre terre arrabilis et que a tempore de quo non exstat memoria arrate et cum granis seminate et ad semina-
ex[equatur] lane f[iat] s[ub] p[ena] lane Gifford
cionem granorum apte fuerunt et consueuerunt necnon quin-gente sexaginta et nouem acre pasture et prati et que quidem tenementa integra in hoggeshawe et Fulbroke predictis quidam Radulfus lane gentilman et Rogerus Gyfford predicto sexto die Marcii et diu antea tenuerunt ad firmam et de eo quod inde adhuc remanet hucusque tenent ad firmam ex dimissione Thome[2] prioris hospitalis sancti Iohannis Iherusalem in anglia et [a] abbatis[3] Monasterii de Eynessham
Prior sancti Johannis abbas de Eynesham
et predicto sexto die Marcii in villa et hameletto predictis fuerunt sufficienter ocupata et operata sex aratra quodque omnia predicta terre arrabiles pastura et pratum cum

[a] Blank in MS.

[1] Now Hogshaw with Fulbrook.

[2] 'Thome' is Sir Thomas Docwra, Grand Prior of England, 1501–27; but the Grand Prior at the time of the inclosures was John Kendal, 1489 1501 (Porter's *Hist. of the Knights of Malta*, ii. 284). The manor of Hoggeshawe belonged to the Hospitallers: that of Fulbroke to the family of Vaux (Lipscomb, i. 264, 271).

[3] The Abbot of Eynesham was probably Miles Salley, elected *c.* 1498. He became Bishop of Llandaff in 1500 and held the Abbey *in commendam* till his death in 1516 (Dugd. *Monast.* iii. 2).

Mesuagiis predictis a toto predicto tempore de quo memoria hominum non existit locata ocupata et tradita fuerunt scilicet cum octo Mesuagiis et terris proximis subsequentibus vnde predictus prior hospitalis predicte [b] tunc fuit et adhuc existit seisitus in dominico suo vt de feodo in iure hospitalis sui predicti videlicet inde de predictis terris arrabilibus in hoggeshawe cum principali Mesuagio Manerii ipsius prioris ibidem sexaginta acre terre arrabilis cum alio Mesuagio inde vocato hughe Taillours house sexdecim acre terre arrabilis cum alio Mesuagio inde vocato Radfordhouse decem et septem acre et dimidia acra terre arrabilis et cum mesuagio vocato Cokyshouse triginta acre terre arrabilis et cum alio Mesuagio inde vocato Galehouse viginti acre terre arrabilis et in Fulbroke predicta cum quodam mesuagio inde vocato Sompmourhouse [c] triginta acre terre arrabilis et cum vno alio Mesuagio inde vocato Richard hoighis [c] house viginti acre terre arrabilis et cum alio mesuagio vocato hitchmanshouse viginti acre terre arrabilis aceciam cum tribus Mesuagiis residuis predictorum vndecim Mesuagiorum et terre inde subscripte ocupate et locate fuerunt vnde predictus abbas predicti Monasterii de Eynesham tunc fuit seisitus in dominico suo vt de feodo in iure eiusdem Monasterii videlicet in Fulbroke cum vno Mesuagio inde vocato Millersh[ouse] [d] Centum acre terre arrabilis de terris predictis et cum alio inde Mesuagio vocato Redehouse viginti et vna [acre] [e] terre arrabilis de terris predictis et cum alio Mesuagio inde r[esiduo] [mesuagiorum] [f] predict[orum] vocato Galehouse triginta acre terre arrabilis et quod predictus Rogerus Gyfford fuit seisitus in dominico suo vt de feodo de sexdeci[m a]cris [d] terre arrabilis et arrate in Fulbroke predicta que ocupate fuerunt et locate cum predictis tribus Mesuagiis predicti abbatis in Fulbroke predicta Et dicunt quod predicti Radulfus lane et R[ogerus Gyffor]d [g] de tenementis

Buk[inghamia] [a]

I ix (Membrane 34)

lane Gifford

[a] MS. *Buk.*

[b] Sic.

[c] In Exch. Q. R. Mem. Roll 305, H.T. 17 H. VIII. (1526), m. 7, recited as *Sompmurs* and *Hughes*; *ibid.* Roll 307, M.T. 19 H. VIII. (1527), m. 9, as *Sompnours.*

[d] MS. partly illegible.

[e] MS. apparently *vnacts.* Reading restored from Exch. Q. R. Mem. Roll 307, M.T. 19 H. VIII. (1527), m. 9.

[f] MS. illegible. Reading restored from Exch. Q.R. Mem. Roll 305, H.T. 17 H. VIII. (1526) m. 7.

[g] MS. mutilated.

predictis predictorum prioris et abbatis possessionati existentes et predictus Rogerus de predictis sexdecim acris terre arrabilis seisitus existens predicto sexto die Mar[cii predicto ann]o[a] terciodecimo predicti nuper Regis predicta tenementa integra ac villam et hamelettum predicta sepibus incluserunt et in
xxx separalitate eis custodierunt et adhuc custodiu[nt terras que][b] arrabiles predictas ab inde priori vsu iconomie et Culture in pasturam et pascuam animalium Conuerterunt et sic in pastura illa adhuc vtuntur et sex Mesuag[ia pre]dicti[a] prioris hospitalis predicti et vnum Mesuagium predicti abbatis de Mesuagiis predictis prosterni et devastari voluntarie fecerunt et quatuor Mesuagia residua [Mesu]agiorium[a] predictorum adhuc pro mansionibus pastorum animalium et non pro vsu iconomie custodiuntur et manutenentur tamen edificia corundem Mesuagiorum quod supersunt [ad sustenta]cionem[b] iconomie que de terris cum illis locatis manutenere[c] deberet predicta que Mesuagia et terre arrabiles predicti prioris hospitalis predicti valent per annum quindecim [li]bras[a] et tenentur de domino Rege Et predicta Mesuagia et terre arrabiles predicti abbatis valent per annum quindecim libras Et predicte sexdecim acre terre arrabilis predicti Rogeri valent per annum sex solidos et octo denarios Et occasione illa in hoggeshaw et Fulbroke predictis nouem aratra deponuntur et sexaginta persone mansionibus et occupacionibus suis carent.[1]

[a] MS. mutilated.
[b] MS. mutilated. Reading restored from Exch. Q. R. Mem. Roll 307, M.T. 19 H. VIII. (1527), m. 9.
[c] Sic.

[1] This is an entry obviously very difficult to tabulate. The items, when summarised, show the Hospital of St. John of Jerusalem to have possessed 8 messuages with 213½ acres of arable, and the Abbot of Eynesham 3 messuages with 151 acres of arable. The totals give 363½ acres of converted arable, plus 16 acres belonging to R. Gyfford; in all 380½ acres, which nearly corresponds with the 390 acres of the opening statement. A discrepancy between the several parts of the entry reveals itself in the opening statement that there were six ploughs at work and the concluding statement that nine ploughs were put down. This may mean that there was room for nine ploughs, and I have therefore adopted this figure as better illustrating the relations of acreage to ploughs, without attempting to apportion these nine ploughs among the various hold-

Et dicunt quod Thomas Tyrryngham armiger nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et triginta acris terre arrabilis et arrari consuete et cum mesuagio illo a tempore de quo non exstat memoria locate et tradite in Tyrryngham in Comitatu predicto que valent per annum decem et octo solidos et de vno alio Mesuagio vocato Mortons et quadraginta et septem acris terre arrabilis et arrari consuete cum pertinenciis in Tyrryngham et philgrau [1] in Comitatu predicto ad anuum valorem triginta solidorum et sic inde seisitus sexto die aprilis anno regni predicti nuper Regis vicesimo quarto tenementa iila integra sepibus et fossis inclusit et sibi in separalitate custodit et terras predictas in pasturam animalium conuertit et predicta Mesuagia destrui et devastari fecit et de quo vel de quibus tenementa illa tenentur penitus ignorant.

Et dicunt quod Michael Nevile gentilman nuper fuit et adhuc existit seisitus de vno Mesuagio et Centum acris terre arrabilis et que arrari consueuerunt a tempore de quo non exstat memoria et cum Mesuagio illo locari et ocupari solebant in Gayhurst in Comitatu predicto et sic inde seisitus secundo die Februarii anno regni domini Regis nunc septimo tenementa predicta integra inclusit sepibus et fossatis terram que predictam in pasturam animalium Conuertit Mesuagium que illud in tantam ruinam et decasum existere permisit et adhuc existit quod iconomia que in Mesuagio illo de terris predictis manutenere [d] debeat fieri ibidem non potest tenementa que

Tyrryngham f[ac] scr[ibere] per C[roke] [a] r[espondere] Oct[aua] Io[hannis] Infrascriptus Thomas Tirryngham in [c]ancellaria domini Regis personaliter constitutus . . . [b] die Februarii anno henrici viij xi° affirmat quod ipse reedificauit et repauit [c] suum mesuagium in Tirryngham in infrascripta inquisicione specificatum et conuertit [o]mnes [b] terras ibidem in culturam et hoc anno ante purificacionem beate Marie vltimo preterito prout ei fuit

Neuile f[ac] scr[ibere] per Croke

[a] MS. *scr. p C r Oct. I.* in a different hand from the text and from the marginal note immediately following.
[b] MS. mutilated. [c] Sic : for *reparauit.* [d] Sic.

ings. I have endeavoured in Table I. to distribute the total of inhabitants and the totals of the rental values proportionably among the respective acreages. As none of the houses was left inhabited by its normal complement of indwellers, I have classed them all alike under the generic heading of 'decayed,' they being constructively decayed in law.

[1] 'Tyrryngham and 'Philgrau'; now Tyringham and Filgrove. The marginal note refers to proceedings in 1520. They were begun by Wolsey at Michaelmas 1518.

illa valent per annum Centum solidos et de quo vel de quibus tenementa illa tenentur Iuratores predicti ignorant.

Et idem Michael nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de sexaginta acris terre arrabilis et arrari et seminari consuete cum pertinenciis in lathebere[1] in Comitatu predicto et sic inde seisitus decimo die Ianuarii anno regni domini Regis nunc septimo terras illas sepibus inclusit et illas sic inclusas adhuc custodit et in pasturam animalium Conuertit terreque ille valent per annum quadraginta solidos et de quo vel de quibus tenentur penitus ignorant.

daunce f[ac] davyson scr[ibere]

Et dicunt quod Iohannes Daunce nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti et sex acris terre arrabilis et que arrari et cum Mesuagio illo locari ocupari et tradi a tempore de quo non exstat memoria fuerunt in hanslap in Comitatu predicto et sic inde seisitus decimo octauo die Ianuarii anno regni predicti nuper Regis decimo septimo Mesuagium illud devastari et prosterni fecit terras que predictas in pasturam animalium conuertit per quod dimidium aratrum deponitur et tres persone ocupacione sua carent et tenementa illa valent per annum tresdecim solidos et quatuor denarios Et tenentur de domino Rege vt de Comitatu Warrewici Cuius quidem Iohannis Daunce statum de et in tenementis illis quidam lodowicus apryce modo habet etc.

longvile scr[ibat] gill[es] r[espondere] xv pasche

Et dicunt super sacramentum suum quod Iohannes longvile Miles nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de triginta et duabus acris terre arrabilis et arrari consuete cum pertinenciis in Wuluierston[2] in Comitatu predicto et sic inde seisitus vicesimo die Nouembris anno regni predicti nuper Regis sextodecimo terras illas palis et fossatis inclusit et parco suo ibidem vniuit et aggregauit pro feris cum aliis terris in parco illo nutriendis et sic cum terris illis parcum suum elargauit per quod dimidium aratrum deponitur Et tres persone ocupacionibus suis carent et terre ille valent

Wuluierston

[1] Now Lathbury. This manor was in the family of Hastings (Lipscomb, iv. 198).

[2] Vlsieston, Domesday; Great Woolston. P. 182, *n.* 2, *supra.*

[per annum][a] sexdecim solidos Et tenentur de domino Rege etc.

Et dicunt quod predictus Iohannes longvyle Miles nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de [septem][b] mesuagiis et Centum et quadraginta acris terre arrabilis et que arrari et grano seminari necnon viginti acre inde cum quolibet Mesuagio[1] Mesuagiorum predictorum a tempore cuius contrarii memoria hominum non exstat locari tradi et ocupari solebant in Wuluierston predicta in Comitatu predicto vltra terras et pasturam cum mesuagiis illis similiter ocupatas et sic inde seisitus sexto die Februarii anno regni predicti nuper Regis sextodecimo Mesuagia illa destrui et prosterni fecit et illa sic adhuc tenet et tenementa illa valent per annum sex libras et octo solidos Et tenentur de domino Rege et ea de causa viginti persone ocupacionibus suis carent etc.

xi (Membrane 35) darell

PRETEREA dicunt quod Thomas Darell armiger nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de octo Mesuagiis et quatuor Cotagiis et octo Carucatis terre arr[abilis][c][vsualiter][d] arrate et cum Mesuagiis illis ocupate et locate in lyllyngton darell in Comitatu predicto videlicet cum quolibet Mesuagio eorundem Mesuagiorum viginti acre terre et dimidia terre arrabilis de terris predictis ad firmam tradi locari et [ocupar]i[e] solebant et fuerunt a tempore de quo non exstat memoria qualibet Carucata terre inde viginti acras et dimidiam acram terre in se continente et sic inde seisitus existens quarto die Februarii anno regni predicti nuper Regis he[nrici se]ptimi[e] sexto septem Mesuagia de Mesuagiis predictis et predicta Cotagia ad terram prosterni fecit et devastari

Darell † f[iat] s[ub] p[ena]

xxxj

[a] Conjectural: MS. mutilated.
[b] Restored from recital in Exch. Q.R. Mem. Roll 302, T.T. 14 H. VIII. (1522), m. 2.
[c] MS. mutilated.
[d] Restored from recital in Exch. Q.R. Mem. Roll 299, M.T. 11 H. VIII. (1519), m. 32 dorso.
[e] MS. partly illegible.

[1] In this entry, as elsewhere, the fact that each messuage was occupied with twenty acres of land is mentioned in order to bring the cases within 4 H. VII. c. 19. The form here is more than usually explicit. This view is supported by the later mention of 'terras et pasturam,' but the precise meaning of 'inde' is not apparent.

voluntarie permisit et sic adhuc devastata et prosternata existunt terrasque predictas arrabiles sepibus et Fossatis [inclusit][a] et ab [vsu][a] Culture et iconomie in pasturam brutorum animalium Conuertit et sic extunc hucusque habet et tenet sic quod tota villa de lullyngton darell predicta prosternitur et totaliter devastata existit[1] preterquam et . . .[b] Capitale Mesuagium in quo predictus Thomas manet et occasione premissorum octo aratra subtrahuntur et deponuntur et quadraginta persone que in Mansionibus predictis diu habitauerunt et circa Culturam terre predicte ocupate fuerunt dolorose abinde recedere coacti fuerunt et in ocium perducti sunt Et tenementa illa valent per annum quadraginta libras Et tenentur de Comite oxon qui in Custodia domini Regis racione minoris etatis e[ius][c] existit.

abbas de Bittlesden ser[ibat] Rodes r[espondere] mense Mich[aelis]†

Et Iuratores predicti dicunt [d] abbas Monasterii de Byttelsden[2] nuper fuit seisitus in dominico suo vt de feodo vt in iure Monasterii sui predicti de vno Mesuagio et quadraginta acris terre arrabilis et annuatim arrate et cum Mesuagio illo vsualiter locate et tradite in thornborugh in Comitatu predicto et sic seisitus quinto die Nouembris anno regni predicti nuper Regis henrici septimi duo[decim]o[c] Mesuagium predictum ad terram prosterni ac devastari voluntarie permisit et sic adhuc existit et ea occasione quatuor persone que ibidem diu habitauerunt abinde recesserunt Et tenementa illa valent per annum lxxxvj s.v [iij d.][e] Et tenentur de domino Rege.

Robyns Tame f[iat] s[ub] p[ena]

Et dicunt quod Iohannes Robyns qui a decimo die Marcii

[a] Conjectural: MS. illegible. [b] MS. illegible.
[c] MS. partly illegible. [d] Blank in MS. [e] MS. scarcely legible.

[1] It does not appear that even one carucate was left in tillage for the capital messuage. Seven-eighths, 143½ ac., of the total area of 164 ac. consolidated with the surviving holding.

[2] 'Abbas.' This was Richard Benet, *c.* 1495 to 1518 (Lipscomb, ii. 540). At the Dissolution the 'Terræ et tenementa' held by this Abbey at 'Thorneborow' were returned as of the annual value of 10*l.* 7*s.* 2*d.* (Dugd. *Monast.* v. 368). Lipscomb makes no direct mention of a Crown manor at Thornborough, but a grant of free warren by Edward II. in 1317 would seem to imply the existence of one (iii. 115).

anno regni predicti nuper Regis henrici septimi vicesimo tenuit et adhuc tenet ad firmam ex dimissione abbatis et Conuentus Monasterii de Tame vnum Mesuagium et octodecim acras terre arrabilis et annuatim arrate et cum Mesuagio illo ante tunc vsualiter locate et tradite in Shipden lye[1] in Comitatu predicto eisdem die et anno predictum Mesuagium ad terram prosterni ac devastari voluntarie permisit ac terras illas cum alio Mesuagio quod ad firmam similiter ibidem tenet et ocupat[a] et ea occasione tres persone que in Mesuagio predicto moram trahere solebant abinde recesserunt et vagarunt Et tenementa illa valent per annum octodecim solidos et quidam nunc abbas Monasterii predicti seisitus existit de tenementis predictis in iure eiusdem Monasterii.

Ingelsby f[iat] s[ub] p[ena]

Et dicunt quod Iohannes Ingelsby nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et xxj acris terre arrabilis et arrari annuatim consuete ac cum Mesuagio illo vsualiter locate et tradite in Buorton et Buerton hold[2] in Comitatu predicto et sic seisitus decimo die Nouembris anno regni predicti nuper Regis secundo Mesuagium predictum ad terram prosterni et devastari voluntarie permisit ac terras illas ab vsu Culture in pasturam animalium Conuertit et sic tenet per quod vnum aratrum deponitur et quatuor persone abinde vagando recesserunt Et tenementa illa valent per annum xviij s.

f[iat] s[ub] p[ena] abbas de Osney

Et dicunt quod [b] abbas Monasterii de Osney[3] nuper fuit et ad[hu]c [c] seisitus existit in iure eiusdem Monasterii de vno Mesuagio et tribus virgatis terre arrabilis

[a] Sic. [b] Blank in MS. [c] MS. mutilated.

[1] Shibdon Lee, *Valor Ecclesiasticus*; now Shipton Lee. The Abbey of Thame appears to have held the manor (Dugd. *Monast.* v. 404, 406).

[2] Now Boreton or Bourton and Bourtonhold. The incloser was a freeholder (Lipscomb, ii. 587).

[3] The Abbot was William Burton, elected 1505 (Dugd. *Monast.* vi. 249). The manor was assigned to Katharine of Aragon on her marriage with Prince Arthur in 1501 (Lipscomb, iii. 79). See next entry. At the Dissolution the Abbey of Osney was returned as owning here the 'Firma Rectorie' of the annual value of 14*l.* 11*s.* 10*d.* (Dugd. *Monast.* vi. 256).

et qualibet virgata inde continente in se triginta acras terre arrabilis et annuatim arrari Consuete et cum Mesuagio predicto vsualiter locate et tradite in Stepyll Cleydon in Comitatu predicto ad annuum valorem xl s. et sic seisitus existens nono die octobris anno xxiij° predicti nuper Regis Mesuagium predictum ad terram prosterni et devastari voluntarie permisit et ea occasione quatuor persone que ibidem manere et victum suum adquirere solebant abinde recedere coacti fuerunt Et tenementa illa tenentur de[a]

no[t]a bill[am][b] f[iat] s[ub] p[ena] Tailour

Et dicunt quod Walterus Taylour qui quarto die Iulii anno regni predicti nuper Regis vicesimo secundo tenuit et adhuc tenet ad firmam de Domina Katerina Regina anglie xxxvj acras terre arrabilis et annuatim arrari consuete in Cleydon predicta in Comitatu predicto terras illas dictis die et anno ab vsu Culture et iconomie in pasturam animalium Conuertit illasque sic adhuc Custodit per quod vnum aratrum deponitur et quinque persone oc[upacionibus][b] Carent ociosi abinde recesserunt et terre ille valent per annum quadraginta solidos.

Couper

Et dicunt super sacramentum suum quod henricus Couper tenet et per sexdecim annos ante Capcionem huius inquisicionis tenuit ad firmam duas separales firmas videlicet vnum Mesuagium et quindecim acras terre arrabilis ad valenciam decem solidorum per annum de Thoma priore hospitalis sancti Iohannis Iherusalem in anglia et al[iam][b] firmam in quo[c] idem henricus modo manet de abbate de Tame que firme per totum tempus de quo memoria hominum non existit per duos separales tenentes siue firmarios quilibet eorundem sex personas vtriusque s[exus][b] secum retinens et habens ocupate fuerunt et ibidem suis laboribus victum suum lucrauerunt modo occasione quod vnum Mesuagiorum tantum inhabitatur sex persone ocupacionibus et mansionibus Carent et ociosi vagarunt.[1]

[a] Blank in MS. [b] MS. partly illegible. [c] Sic.

[1] [Adyngton.] This entry is very incomplete. It only states the area of one of the two farms as being fifteen acres, and there is no annual rental value given by which to determine approximately the area of the other. The only example in Bucks of a farm tenancy of ecclesiastical land is Shipden Lye, where one messuage is associated with 18 acres and the

[Et][a] dicunt quod henricus Balle qui sexto die Marcii anno regni domini Regis nunc tercio tenuit et adhuc tenet ad firmam de Willelmo Fetyplace gentilman vnum Mesuagium et quindecim acras terre arrabilis . . . .[b] in adyngdon in Comitatu predicto ad annum valorem decem solidorum et octo denariorum que terre annuatim arrari et cum Mesuagio illo tradi solebant eisdem die et anno Mesuagium predictum destrui et devastari [et in][a] ruina adhuc fore permisit per quod tres persone a mansionibus suis ibidem recesserunt etc. Fetiplace et Balle

Et dicunt quod Fulco Odell nuper fuit seisitus in dominico suo vt de feodo de tribus Mesuagiis et quadraginta et octo acris terre arrabilis et que arrari annuatim solebant cum pertinenciis in Whitwode[1] in Comitatu predicto scilicet cum Odel f[iat] s[ub] p[ena]

[a] Conjectural: MS. illegible. [b] MS. illegible.

eviction of three persons. This would give [36] acres to the six persons evicted here. If we take the number of acres per person evicted from the land of ecclesiastical freeholders in Bucks, we have $13{\cdot}6 \times 6 = 81{\cdot}6$ (in round numbers 82 acres) as the size of the other farm. But this seems excessive, and the average area per person evicted in Bucks by farm tenants of ecclesiastical land is 6 acres, which gives $6 \times 6 = 36$ acres here. This figure is corroborated by the average of evictions from arable inclosed by farm tenants of ecclesiastical land in three counties, which gives 6·6 acres per person evicted, or about 40 acres here. As the farming here seems to have been on a small scale, I adopt 36 acres as more likely to represent the area of the other farm, and the total area ingrossed then becomes $15 + 36 = [51]$ acres. The farm consolidated, its house being 'destroyed,' is implied to be that held of the Hospitallers by the words 'in quo nunc manet.' Even the name of the place is omitted. I can find no mention of any property of the Abbey of Thame at Steeple Claydon in 1535 (Dugd. *Monast.* v. 405-406), nor do the Knights Hospitallers appear to have had property there at that time (Lipscomb, iii. 76). On the other hand, at Attington, Adyngton or Adyngdon, as it appears in the following entry, the Abbey of Thame in that year had property amounting in annual value to no less than 21*l.* 6*s.* 8*d.* (Dugd. *Monast.* v. 406), and the Hospitallers previously owned property there also (*Knights Hospitallers in England*, Camden Soc. 1857, pp. 68, 95). I have therefore bracketed Adyngton as the conjectural locality. The manor was held by Lord Hastings (Lipscomb, ii. 506).

[1] Now Chetwode. The place appears in an agreement of 1480, to which Fulk Wodehill and John Wodehill were parties, as Chitwood (Lipscomb, iii. 4). The Augustinian priory here was annexed to that of Nutley in 1460 (*ib.* 7). At the Dissolution the 'firma manerii of Chytwood was returned among the revenues of Nutley as 4*l.* 13*s.* 4*d*

quolibet inde Mesuagio sexdecim acre terre arrabilis tradi et ocupari solebant et sic seisitus sextodecimo die Februarii anno regni domini predicti nuper Regis vicesimo quarto Mesuagia illa prosterni et devastari fecit Mesuagiaque illa sic adhuc existunt per quod duodecim persone que ibidem Manere
(Membrane 36) solebant a suis mansionibus abierunt et [tenementa[a]] **illa** valent per annum tresdecim solidos et quatuor denarios Et Cuius quidem Fulconis statum de et in tenementis illis quidam Nicholaus Odell modo habet.

xij Pygot f[iat s[ub] p[ena]

Et dicunt quod Iohannes pygott nuper fuit seisitus in dominico suo vt de feodo de duobus Mesuagiis et quadraginta acris terre arrabilis et arrari consuete cum pertinenciis in x[equat]ur[b] Bechampton in Comitatu predicto de qua quidem terra arrabile viginti acre cum quolibet Mesuagio predictorum Mesuagiorum locari et ocupari solebant tenementa que illa valent per annum xx s. Idem que Iohannes nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et decem acris terre arrabilis cum Mesuagio illo locate tribus Cotagiis sexdecim acris terre arrabilis in Bechampton predicta et sic de predictis tenementis integris in Bechampton seisitus sexto die Ianuarii anno regni predicti nuper Regis vicesimo quarto Mesuagia et Cotagia illa prosterni et devastari fecit terras que predictas sepibus inclusit et in pasturam animalium Conuertit per quod viginti persone mansionibus et ocupacionibus carent Et tenementa illa tenentur de[c]

langston f[iat] s[ub] p[ena]

Et residua tenementorum vltra predicta duo Mesuagia et quadraginta acras terre valent per annum viginti et sex solidos Et Cuius quidem Iohannis pygott statum in tenementis illis integris Robertus pygott modo habet.

Et dicunt quod Iohannes langston gentilman n[uper][d] fuit seisitus in dominico suo vt de feodo de vno Mesuagio et vna virgata terre arrabilis cum pertinenciis continente in se quindecim acras terre et cum Mesuagio illo locari et ocupari

[a] Conjectural: MS. illegible. [b] MS. *Ext*. [c] Blank in MS. [d] MS. mutilated.

(Dugd. *Monast.* vi. 280). Possibly the transcriber of the original certificates on to the existing membranes was guilty of a blunder.

consuete in preston [1] in Comitatu predicto et sic seisitus decimo die Iunii anno regni predicti nuper Regis vicesimo Mesuagium predictum prosterni et devastari fecit Mesuagiumque illud sic devastatum adhuc exis[tit] [a] terre ille cum alio Mesuagio . . . . .[b] hucusque dimittuntur [E]t [a] valent per annum viginti solidos Et tenentur de [c] Cuius quidem Iohannis langston statum de et in tenementis illis Ricardus langston modo habet etc. xxxij

Et dicunt quod hugo Conwey Miles sexto die Februarii anno regni predicti nuper Regis quartodecimo quatuor acras terre arrabilis cum pertinenciis in hyllysden in Comitatu predicto palis inclusit et parco suo ibidem adiunxit et cum quatuor acris illis parcum suum ibidem pro feris nutriendis elargauit et illas sic adhuc tenet Et valent per annum duos solidos. Purfey Conwey f[iat] s[ub] p[ena]

Et dicunt quod Nicholaus purfrey armiger nuper fuit et adhuc existit seisitus in dominico suo vt de fe[odo] [d] de viginti et quatuor acris terre arrabilis et arrari vsitate cum pertinenciis in Shalweston [2] in Comitatu predicto et sic seisitus decimo die Ianuarii anno regni domini Regis nunc quarto terras illas sepibus inclusit et in pasturam ouium c[onuertit] [d] et illas sic adhuc tenet Et valent per annum duodecim solidos etc.

Et dicunt quod Nicholaus Wentworth armiger nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de sexdecim acris terre arrabilis cum pertinenciis vocate Ternacres in lekehamstede [3] in Comitatu predicto et sic inde seisitus sexto die Iunii anno regni predicti nuper Regis vicesimo tercio terras illas sepibus inclusit et in pasturam animalium Conuertit terreque ille valent per annum sex solidos et octo denarios etc. f[iat] s[ub p[ena] Wentworth

[a] MS. mutilated. [b] MS. illegible. [c] Blank in MS. [d] MS. partly illegible.

[1] Preston, *i.e.* Preston Bisset. The manor was in the family of Manners (Lipscomb, iii. 64).

[2] Now Shalston.

[3] 'Lekehamstede,' 'Lykehamstede,' 'Lekhamstede.' Now Leckhampstead. One manor was in the family of Wentworth, another in that of Tylney. According to Lipscomb, John Tylney, presumably this incloser, had died in 1505, leaving only a daughter, Joan. This statement is founded on an Inquisition of 12 H. VIII. (*ibid.* iii. 24).

f[iat] s[ub] p[ena] Empson

Et dicunt quod Ricardus Empson Miles nuper seisitus in dominico suo vt de feodo de viginti acris terre arrabilis cum pertinenciis in lykehamstede predicta in Comitatu predicto et sic inde seisitus decimo nono die Ianuarii anno regni predicti nuper Regis septimo terras illas sepibus inclusit et ab vsu Culture in pasturam mutauit et terre ille in vsu illo vtuntur Et valent per annum viginti solidos Et Thomas Empson armiger modo habet inde statum predicti Ricardi Et tenentur de[a]

f[iat] s[ub] p[ena] Tynley

Et dicunt quod Johannes Tynley gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de triginta acris terre arrabilis et que arrari de tempore quo memoria non exstat et vsui Culture poni solebant in lekhamstede predicta in Comitatu predicto et sic seisitus sexto decimo die Marcii anno regni predicti nuper Regis vicesimo tercio terras illas sepibus inclusit et illas ab vsu Culture in pasturam animalium Conuertit et sic terre ille adhuc vtuntur Et terre ille valent per annum quadraginta et quinque solidos et occasione predictorum[b] inclusionis et mutacionis vsus terrarum predictarum in lekehampstede predicta deponuntur quatuor aratra et duodecim persone occupacionibus Carent etc.

lauender f[iat] s[ub] p[ena]

Et dicunt super sacramentum suum quod Ricardus lavender Clericus prebendarius de Bokyngham et Rector ecclesie de Galcotte[1] nuper fuit seisitus in dominico suo vt de feodo in iure Rectorie illius de triginta acris terre arrabilis et que arrari consueuerunt et sic inde seisitus duodecimo die Decembris anno regni predicti nuper Regis duodecimo terras illas sepibus inclusit et illas ab vsu Culture et arrure in pasturam animalium Conuertit et terre ille sic in pastura et separalitate adhuc Custodiuntur et existunt valentque per annum vndecim solidos per quod dimidium aratrum deponitur et due persone a suis laboribus depriuantur etc. Et

f[iat] s[ub] p[ena] Smyth

dicunt quod Willelmus Smyth Clericus modo prebendarius

[a] Blank in MS. [b] Sic.

[1] 'After the ordination of the Vicarage [of Buckingham, 1438], the Great Tithes of the Impropriation and the manor of Gawcot were constituted a prebend in Lincoln Cathedral' (Lipscomb, ii. 575).

de Bokyngham[1] et Rector ecclesie predicte in iure eiusdem Rectorie seisitus est de terris predictis.

dicunt eciam quod henricus Colyer nuper fuit seisitus in dominico suo vt de feodo de sexaginta acris terre arrabilis in Campo de lechynburgh in Galcotte[2] predicta in Comitatu predicto et sic seisitus sexto die Nouembris anno regni predicti nuper Regis sextodecimo terras illas sepibus inclusit et in separalitate sibi Custodit ac terras illas ab vsu arrure in pasturam animalium mutauit et terre ille in pastura adhuc vtuntur et valent per annum quadraginta solidos et occasione illa vnum aratrum subtrahitur et due persone a suis laboribus depriuantur Et Iohannes Baldwyn gentilman modo habet statum predicti henrici in terris illis etc. f[iat] s[ub] p[ena] Baldwyn M[ichaelis][a] xij

Et dicunt quod Thomas Grenewey gentilman qui decimo die Februarii anno regni predicti nuper Regis duodecimo tenuit ad firmam de Ricardo Empson Milite vnum Mesuagium et quadraginta acras terre arrabilis apud le Mersshe que terre cum mesuagio illo tradi et ocupari et in vsu seminacionis granorum a tempore Cuius contrarii memoria hominum non existit poni consueuerunt et fuerunt in parochia de magna Kembill[3] in Comitatu predicto et vnde idem Ricardus tunc fuit seisitus in dominico suo vt de feodo predicto decimo die Februarii anno duodecimo predicto per preceptum dicti Ricardi[4] mesuagium predictum prosterni et devastari fecit et sic devastatum adhuc permanet et terras illas inclusit et in pasturam animalium conuertit Cuius quidem Ricardi Empson statum in tenementis illis Thomas Empson gentilman modo habet et tenementa illa valent per annum quadraginta solidos etc. Empson f[iat] s[ub] p[ena]

[a] MS. scarcely legible.

[1] This W. S., prebendary of Sutton-cum-Buckingham, was also Archdeacon of Lincoln, and nephew and executor of William Smyth, Bishop of Lincoln, co-founder of Brasenose College, Oxford (Churton's *Life of Bishop Smyth*, pp. 394–5).

[2] 'Lechynburgh in Galcotte.' Now Lenborough in Gawcot. A manor of the Dukes of Buckingham (Lipscomb, ii. 592).

[3] Now Great Kimble.

[4] The entry that the incloser acted at the command of Sir R. Empson is quite exceptional, and is perhaps suggested by feeling against Empson.

Greneley

[a] ~~Et dicunt quod Willelmus Greteham tenet duas tenuras ad firmam vnam videlicet Manerium de Walton que valet per annum xvj s. et aliam de Iohanne alee que valet quatuor libras et moram trahit tantum in vna[1] earundem per quod decem et octo persone que ante ibidem manere solebant abinde recedere habitaciones et occupacionem querere etc.~~[a]

(Membrane 37) xiij

Buk[inghamia] Ed[mundus] Brudenell Chalfonte sancti petri scr[ibat] Gill[es] r[espondere] xv pur[ificacionis]

ET DICUNT quod Edmundus Brudenell nuper fuit seisitus in dominico suo vt de feodo de duobus Mesuagiis et duabus Carucatis terre arrabilis cum pertinenciis in Chalfount sancti petri in Comitatu predicto qualibet Carucata inde quadraginta acras terre arrabilis continente et cum quolibet eorundem Mesuagiorum quadraginta acre terre arrabilis scilicet vna carucata a tempore cuius contrarii memoria [hominum] [b] non existit locate tradite occupate et tanquam ad Mesuagium illud pertinentes necnon arrate et seminate fuerunt et sic inde seisitus quartodecimo die Marcii anno regni predicti nuper Regis henrici [septimi] [b] vicesimo secundo Mesuagia predicta quorum vnum vocatur Butterfeld et aliud Mesuagium vocatur leter desterni [c] et prosterni et totaliter devastari fecit et Mesuagia illa sic adhuc devastata existunt per quod duo aratra deponuntur et viginti persone que ibidem ante tunc victum occupacionem et mansionem [d] abinde exire et illos alibus [c] querere cohertebantur et miserie vnde [c] compellentur [c] valentque [tenementa] [b] illa decem marcas per annum Et tenentur de domino Rege vt de Ducatu suo lancastrie etc.

xxxiij

ET IDEM EDMUNDUS sexto die Octobris anno regni domini

[a-a] Thus struck through in MS. [b] Conjectural: MS. illegible.
[c] Sic. [d] Sic.: verb omitted.

[1] 'Moram trahit in vna,' &c., clearly means a house included in the 'tenura,' and from the number of persons and the mention of the 'manerium' it may be taken that this was the house destroyed; but as this is an inference, it is entered in brackets. The manor appears to have been in the family of Longueville (Lipscomb, iv. 384). At the average rental value per acre of 11¾*d.* for land held by farm tenants, these two holdings represent areas of (approximately) [16] and [82] acres respectively, and are tabulated accordingly, the total ingrossed being [98] acres.

Regis nunc tercio decem acras terre arrabilis in Chafount[a] sancti petri predicta in Comitatu predicto vnde idem Edmundus tunc et adhuc seisitus existit in dominico suo vt de feodo sepibus et fossatis inclusit et in pasturam animalium Conuertit terre que ille valent per annum [q]uinque[b] solidos Et tenentur de domino Rege de predicto Ducatu lancastrie.

Et dicunt quod Walterus Curson sexto die octobris anno regni predicti nuper Regis duodecimo tenuit de Ricardo S[acha]uerell[b] Milite et Maria vxore eius domina hungerford ad firmam pro termino annorum sexaginta acras terre arrabilis et arrari consuete in Ilmer in Comitatu predicto et vnde iidem Ricardus et Maria in iure ipsius Marie tunc fuerunt et adhuc existunt seisiti in dominico suo vt de feodo eisdem die et anno terras illas sepibus inclusit et in pasturam animalium conuertit et illis sic vsus est per quod vnum aratrum detrahitur et sex persone victum et laborem alibi querere compellentur Et terre ille valent per annum viginti solidos.

Et dicunt quod Thomas Boller nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de Centum acris terre arrabilis et arrari consuete a tempore de quo non exstat memoria in Kyngyshey[1] in Comitatu predicto et sic inde seisitus quarto die Nouembris anno regni predicti nuper Regis duodecimo terras illas sepibus inclusit et in pasturam brutorum animalium Conuertit et illas hucusque sic tenet per quod vnum aratrum deponitur et nouem persone laboribus et occupacionibus[2] depriuantur valent que terre ille per annum vltra reprisas quatuor libras etc. Buller f[iat] s[ub] p[ena] no[ta] bill[am]

Et dicunt quod Thomas Boller nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et Centum et quadraginta et sex acris terre arrabilis et arrari consuete et cum Mesuagio illo tradite et occupate in diuersis parcellis in Boller

[a] Sic. [b] MS. mutilated.

[1] 'Kyngyshey.' Now Kingsey. T. B. died in 1532, and an abstract of his will is given in Lipscomb, i. 304. This entry verifies Lipscomb's reading of the name. The manor appears to have been in the family of Dormer (Lipscomb, i. 296).

[2] Here 'occupacionibus' appears to be used in the uncommon sense of 'occupancies.' Cp. p. 120, *n.* 3.

Kyngyshey in Comitatu predicto Et sic inde seisitus vicesimo secundo die Februarii anno regni predicti nuper Regis quinto Mesuagium illud prosterni et devastari fecit terras predictas sepibus inclusit et in pasturam animalium Conuertit et illis sic hucusque vsus est et tenet tenementa que illa valent per annum Centum solidos illa occasione vnum aratrum deponitur et nouem persone laboribus et occupacionibus suis priuantur etc.

Walter

ET DICUNT quod Rogerus Walter qui decimo die Marcii anno regni predicti nuper Regis vicesimo tenuit de Ricardo Sacheuerell Milite et Maria vxore eius domina hungerford ad firmam vnum Mesuagium et quadraginta acras terre arrabilis et cum Mesuagio illo a tempore de quo non exstat memoria locate et occupate in aston Molent[1] [b] in Comitatu predicto necnon vnum aliud Mesuagium et sexaginta acras terre arrabilis et arrari per [totum] [c] tempus predictum et cum Mesuagio illo locate in aston Molent predicta [b] et Comitatu predictis [d] de Iohanne hampden Milite ex dimissione predicto Rogero per ipsum Iohannem prius facta predicta Mesuagia predictis die et anno desterni [d] et prosterni fecit et sic adhuc illa tenet terras que predictas in pasturam animalium Conuertit et illis sic adhuc vsus est per quod duo aratra deponuntur et decem persone que ibidem bene occupati fuerunt abinde ociosi recesserunt Et predicta tenementa predictorum Ricardi et Marie valent per annum triginta et tres solidos et quatuor denarios et vnde predictus Ricardus et Maria in iure ipsius Marie seisiti existunt in dominico suo vt de feodo et predicta tenementa predicti Iohannis hampden valent per annum triginta et tres solidos et quatuor denarios et vnde idem Iohannes seisitus existit in dominico suo vt de feodo et tenementa illa integra tenentur de domino Rege etc. Et predictus Rogerus ea adhuc tenet ad firmam.

Sacheuerell et vxor eius Iohannes hampden per Tre[vethen] † respondere m[ense] [a] Mich[ael]is

ET DICUNT quod Robertus Wedon gentilman nuper fuit

[a] MS. *m. Mich.* [b] An erasure follows here. [c] Conjectural: MS. mutilated. [d] Sic.

[1] Now Aston Molins or Aston Bernard. The wife of Sir R. Sacheverell, Mary Lady Hungerford, bore among other titles that of Baroness Molins. See pp. 183, 188, 189, 191. The place is a hamlet of Dinton (Lipscomb, ii. 165).

seisitus in dominico suo vt de feodo de tribus Mesuagiis et ducentis et viginti acris terre arrabilis et que a tempore de quo non exstat memoria arrari et cum Mesuagiis illis locari et ocupari solebant cum pertinenciis in Chesham in Comitatu predicto scilicet cum vno Mesuagio inde vocato Spencers sexaginta acra terre arrabilis ad valenciam per annum quadraginta solidos [a] et cum alio Mesuagio inde vocato huettes quateruiginti acre terre arrabilis ad valenciam per annum xlvj s. viij d. et cum tercio Mesuagio inde quateruiginti acre terre arrabilis ad valenciam per annum quadraginta solidos [a] per tempus predictum tradite locate et ocupate fuerunt Et sic inde seisitus vicesimo die Ianuarii anno regni predicti nuper Regis duodecimo predicta Mesuagia vocata Spencers et huettes et sexto die Marcii anno predicto nuper Regis sexto predictum [a] aliud Mesuagium predictum [a] devastari et prosterni fecit ob quod quatuordecim persone que ibidem moram trahere solebant abinde recesserunt querentes alibi manere etc. Cuius quidem Roberti Wedon statum de tenementis illis quidam Thomas Abrahall gentilman in iure elienore vxoris sue modo habet etc.

abrahall
f[iat] s[ub] p[ena]

ET dicunt super sacramentum suum quod lodowicus aprice Balliuus domini henrici nuper Regis anglie septimi et Balliuus domini Regis [1] nunc ville de Castelthorp sextodecimo die Nouembris anno regni predicti nuper Regis decimo octauo per preceptum reuerendi in Christo patris [b] nunc Episcopi Carlios [2] [a] tunc superuisoris terrarum ipsius nuper Regis et [b] Clerk vnius auditorum eiusdem nuper Regis principale Mesuagium Manerii de Castelthorp in Comitatu predicto ac sex mesuagia in Castelthorpp predicta

xiiij (Membrane 38)
f[iat] s[ub] p[ena]
ap Ryse

[a] Sic. [b] Blank in MS.

[1] This is one of the rare cases in which the Crown had set the example of contravening its own statutes.

[2] The Bishop of Carlisle was John Penny, translated from Bangor in 1508, and Abbot of Leicester from 1496 to 1504 (Le Neve's *Fasti*, i. 103; Dugd. *Monast.* vi. 462). It is significant that while Abbot of Leicester this same person had been an incloser. See p. 228, *infra.* The auditor was probably John Clerk, appointed in 1488 auditor of the Duchy of York of which this manor formed part (W. Campbell, *Materials for History of Henry VII.* ii. 341; cp. *S. P. Dom.* H. VIII. ii. 516; Lipscomb, iv. 89).

xxxiiij devastari et prosterni fecit et sic adhuc existunt et cum predicto principali Mesuagio quatuor Carucate terre qualibet Carucata inde quadraginta acras terre arrabilis in se continente tunc tradite et occupate fuerunt et cum quolibet alio mesuagio Mesuagiorum predictorum viginti acre terre arrabilis tunc et a[nt]ea [a] tradite et occupate fuerunt et solebant et terras predictas in pasturam animalium conuertit per quod decem aratra deponuntur et quateruiginti et octo persone que ibidem suam moram antea traxerunt et habuerunt et circa culturam terrarum predictarum occupate fuerunt lacrimose abinde querentes panem et occupacionem vagarunt et residui inhabitancium ibidem ex causa inclusionis predicte ex verisimili eo quod carent Comunia sua in terris predictis perient tenementa que illa predictis die et anno fuerunt predicti nuper Regis et modo domini Regis nunc sunt et valent per annum triginta et octo libras.

Vaux Stanton Barrey scr[ibat] gill[es] r[espondere] xv pasche

Et dicunt super sacramentum suum quod Nicholaus Vaus Miles nuper fuit seisitus in dominico suo vt de feodo de sex Mesuagiis et trescentis et sexaginta acris terre arrabilis et arrari consuete et cum mesuagiis illis a tempore de quo non exstat memoria tradite locate et in iconomia posite in Stanton Barey in Comitatu predicto et cum quolibet eorundem Mesuagiorum sexaginta acre terre arrabilis tradite et locate fuerunt per totum tempus illud et que tenementa illa integra faciunt et fecerunt in se villa [b] de Stanton predicta et predictus Nicholaus sic inde seisitus septimo die Nouembris anno regni predicti nuper Regis sexto predicta tenementa integra sepibus inclusit et terras predictas arrabiles in pasturam animalium conuertit ac quinque mesuagia de mesuagiis illis prosterni et devastari voluntarie fecit et sic adhuc existunt ob quod quinque aratra deponuntur et xl persone labore occupacione et mansionibus carent tenementa que illa tempore inclusionis predicte fuerunt valoris per annum viginti librarum et modo sunt valoris triginta librarum et tenentur de domino Rege predictus que Nicholaus Vaus modo adhuc seisitus existit in dominico suo vt de feodo.

[a] MS. mutilated. [b] Sic.

Et dicunt super sacramentum suum quod [c] Furthe gentilman nuper fuit seisitus in dominico suo vt de feodo de vno mesuagio vocato Capons et quadraginta acris terre arrabilis et que arrari et cum mesuagio illo locari a tempore de quo non exstat memoria locari occupari et dimitti solebant et fuerunt in Stonystratford in Comitatu predicto et sic inde seisitus decimo nono die Marcii anno regni predicti nuper Regis sextodecimo mesuagium predictum prosterni et devastari voluntarie fecit per quod quatuor persone mansionibus suis ibidem carent etc.

Et dicunt super sacramentum suum quod Iohannes longvile Miles nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno mesuagio vocato Bradwellys ferm et sexaginta acris terre arrabilis et que arrari et cum mesuagio illo tradi et occupari a tempore de quo non exstat memoria fuerunt in Wuluerton [1] in Comitatu predicto et sic inde seisitus septimo die aprilis anno regni predicti nuper Regis vicesimo secundo Mesuagium illud prosterni destrui ac devastari fecit et sic devastatum adhuc permittit et decem et octo acras terre arrabilis inde in pasturam ouium et aliorum animalium conuertit tenementa que illa valent per annum quinquaginta et tres solidos et quatuor denarios et tenentur de domino Rege.

longuyle † scribat leder r[espondere] Crastino a[n]ji[m]arum

Et dicunt quod henricus Sewell nuper fuit seisitus in dominico suo vt de feodo de duobus mesuagiis vocatis Sewellys et Borden et sexaginta acris terre arrabilis et que arrari de tempore de quo non exstat memoria consueuerunt in Chessham in Comitatu predicto et cum quolibet eorundem mesuagiorum triginta acre terre inde per totum dictum tempus locate et occupate fuerunt et sic inde seisitus septimo die Ianuarii anno regni predicti nuper Regis duodecimo Mesuagia illa devastari et prosterni fecit et sic adhuc existunt tenementa

f[iat] s[ub] p[ena] Sewell

[c] Blank in MS.

[1] In the proceedings for a writ of supersedeas for the benefit of this incloser a confusion occurs in the recital between Wuluerton and Wuluierston, where he had also inclosed; see p. 197, *supra*. But the operative part of the Exchequer proceedings shows the Chancery returns here to be correct. MS. R. O. Exch. Q. R. Mem. Roll 302, T. T. 14 H. VIII. (1522), m. 2.

que illa valent per annum viginti et nouem solidos Cuius quidem henrici statum in tenementis illis quidam Iohannes Sewell modo habet etc.

Ricardus hamden

Et dicunt super sacramentum suum quod Ricardus hampden gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de viginti acris terre arrabilis et arrari consuete cum pertinenciis in prynces Rysborough in Comitatu predicto et sic inde seisitus septimo die Marcii anno regni domini Regis nunc quinto terras illas sepibus inclusit et ab vsu iconomie in pasturam animalium conuertit et illas sic hucusque tenet terre que ille valent per annum decem solidos Et tenentur de [a]

Pygot † xiiij respondeat scr[ibat] T[revethen] r[espondere] M[ichaelis] [b]

Et dicunt quod [a] abbas [1] Monasterii de Myssynden qui de Thoma pygot gentilman tenet ad firmam et a diu tenuit vnum mesuagium et quateruiginti acras terre arrabilis et que arrari et cum mesuagio illo tradi et occupari a tempore de quo non extat [c] memoria fuerunt in magna Myssynden in Comitatu predicto quarto die Marcii anno regni domini Regis nunc sexto et extunc hucusque Mesuagium illud ita ruinose fieri permisit et adhuc permittit quod iconomia ibidem que de terris illis fieri deberet in mesuagio illo vti et haberi non potest per quod duodecim persone suis mansionibus et occupacionibus carent et valent tenementa illa per annum quinquaginta solidos et tenentur de honore Gloucestrie Et Thomas pygot de tenementis illis seisitus existit in dominico suo vt de feodo etc.

xv. (Membrane 39) Broughton

ET dicunt super sacramentum suum quod Iohannes Broughton armiger nuper fuit seisitus in dominico suo vt de feodo de tribus Mesuagiis et vno Cotagio et Centum et viginti acris terre arrabilis in hameleto de Broughton [1] in parochia de

[a] Blank in MS. [b] MS. *scr. T. r. m.* [c] Sic.

[1] The incloser was probably William Smith, Abbot in 1509 and 1513 (Lipscomb, ii. 368). He was the lord of the manor (*ib.* 370), though a tenant of this piece of land.

[2] 'Broughton.' This does not appear in the Ordnance map, but is marked in Lipscomb's map of Cotteslow Hundred as the name of a farm a little to the north of Mentmore (*ib.* iii. 305).

Mentmore in Comitatu Bukinghamie que terre arrari et seminari et cum Mesuagiis predictis scilicet cum vno Mesuagio inde sexaginta acre terre arrabilis et cum vtroque alio Mesuagio inde resid[ue][a] triginta acre terre tradi et occupari a tempore de quo non exstat memoria solebant et sic inde seisitus quarto die marcii anno regni domini Regis nunc tercio apud Mentmore predictam tenementa predicta dimisit quibusdam Willelmo Blaknowe et Ricardo Blaknowe habenda eis et assignatis suis ad terminum quadraginta annorum tunc proximo sequencium et plenarie Complendorum virtute Cuius dimissionis iidem Willelmus et Ricardus fuerunt inde possessionati et predicti Willelmus et Ricardus sic inde possessionati existentes postea scilicet vicesimo die octobris anno regni domini Regis nunc tercio predicta tenementa sepibus includi fecerunt et in pasturam animalium Conuerterunt et duo M[e]suagia[c] Mesuagiorum predictorum scilicet illa cum vtroque quorum triginta acre terre tradite fuerunt in Cotagia Conuerterunt ita quod iconomia in eisdem que ibidem fieri deberet manutenere[d] nec sustentare[d] potest nec existit et predictis occasionibus duo aratra deponuntur et octo persone que ibidem circa Culturam terrarum illarum ocupari solebant ociosi abinde abierunt Et tenementa illa valent per annum quatuor libras [Cui]us[c] quidem Iohannis Broughton statum de et in tenementis predictis quidam Robertus Dormer modo habet etc.

Dormer et al[ius][b] f[iat] s[ub] p[ena]

xxxv

Et dicunt quod [e] prior Monasterii de Snelsale in Comitatu Bukinghamie nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de viginti acris terre arrabilis in Morsley[1] in Comitatu predicto et sic inde seisitus terciodecimo die marcii anno regni domini Regis nunc quinto terras illas dimisit pro termino annorum Cuidam Iohanni Cooke de Newenton lonvyle in Comitatu predicto per quod idem Iohannes fuit inde possessionatus et sic possessionatus sexto die Nouembris anno sexto predicti domini Regis nunc terras

f[iat] s[ub] p[ena] Snelsale

[a] MS. *resid.* [b] MS. *al.* [c] MS. mutilated. [d] Sic. [e] Blank in MS.

[1] Now Mursley. The prior was Hugh Brecknock (Lipscomb, iii, 507).

illas sepibus et fossatis inclusit et in pasturam animalium Conuertit et sic adhuc Custodit terre que ille valent per annum sex solidos etc.

Et dicunt quod omnia et singula predicta Mesuagia domus et edificia que superius in hac inquisicione per eosdem Iuratores prosterni dicuntur necnon per eosdem Iuratores de et pro ruina et vastacione in eisdem Mesuagiis domibus et edificiis permissis factis perpetratis siue habitis presentantur ita in decasu ruina et devastacione et quodlibet eorundem existit quod id illorum Mesuagiorum domorum et edificiorum quod superest siue remanet non sufficit ad manutenenciam iconomie et Culture que de terris arrabilibus cum Mesuagiis domibus et edificiis illis ocupatis siue dimissis aut que ocupari et dimitti solebant requiruntur et fieri deberent nec quod iconomi in domibus et edificiis illis pro Cultura et iconomia ibidem vtendis Conuenter[a] moram ibidem habere nequiunt.[b]

Et Iuratores predicti dicunt quod omnia predicta decasus ruine Mesuagiorum inclusiones terrarum arrabilium et conuercio inde in pasturam animalium ac diminucio populorum et quamplurima alia supradicta per eos superius presentata facta perpetrata et permissa sunt et a diu fuerunt contra formam diuersorum statutorum inde editorum ac[c] regni domini Regis depauperacionem et populi diminucionem ecclesiarum que desolacionem et ad magnum dampnum populi domini Regis in Comitatu predicto et partibus vicinis huic Comitatui Commorantis ac in malum et pernisiosum exemplum in consimilibus casubus delinq[uentiu]m[d] se disponentibus nisi cicius in hac parte de premissis prouideatur remedium congruum. In Cuius rei testimonium tam Sigilla predictorum Commissionariorum vni parti presentis inquisicionis cum predicto Willelmo ale primo Iuratorum predictorum remanenti quam Sigilla predictorum Iuratorum alteri inde parti prefatis Commissionariis per ipsos Iuratores deliberate presentibus sunt appensa. Data apud Falley predictam predicto decimo nono die octobris anno regni Regis henrici octaui nono supradicto.

[a] Sic: for *conuenienter*. [b] Sic: [c] Sic: apparently for *ad*. [d] MS. *delingm*.

ESSEX

INTRODUCTION

'THE halfe-hundred of parua Winstre' seems to be conterminous with the Hundred of Winstre or Winstred (see Cox's 'Magna Britannia,' Essex, i. 703). It included twelve parishes, Layer Marney, Layer Breton, Layer de la Hay, Abberton, Fingringho, Langenho, Peldon, Great Wigborough, Little Wigborough, Salcot Verli, and West and East Mersey, in the island of Mersea or Mersey. Only four of these are unrepresented in this fragmentary Return. It may be taken, therefore, that for this division of the county the Return is complete. Claveryng, now called a Hundred, in the N.W. of the county, contains eight parishes, of which only the two smallest in area make returns. This portion is therefore probably incomplete. The Essex Returns, like those from Lincolnshire, are illiterate and inexact. We are, in consequence, compelled to rely much upon inference to obtain any statistical results. Nevertheless, considering how small the area from which returns are made, the extent of land inclosed seems to be beyond the average of other counties. It is, indeed, mentioned by Tusser in conjunction with Suffolk, and by W. S. with Kent and Devonshire, as a type of an inclosed county.[1] It was not by any means inclosed to pasture only. The arable inclosed held a proportion of the whole area inclosed of 21·1 per cent. which, when compared with the proportions of other counties, is seen to be somewhat high. For this the low price of Essex wool at 66*s.* 8*d.* the sack by

[1] *A Discourse of the Common Weal, &c.*, ed. by Miss Lamond (Cambridge, 1893), p. 49. See other references in Ashley's *Economic History*, I. ii. 200.

the valuation of 1454 fully accounts; but the fact taken in conjunction with the extreme length to which inclosures in this county had gone, serves to impress upon us that the movement had more than one side to it, improved arable farming as well as wool-growing. 'For the large quantity and the fine quality of both its wheat and its barley Essex has long been famous.'[1]

The Returns are too scanty for the Table 'Yearly Progress of Inclosures' to add much to our knowledge. The relative share in the inclosing movement occupied by laymen and ecclesiastics respectively was 95·61 to 4·38 per cent., an unusually small proportion for ecclesiastics and the more remarkable because Essex was a county in which the Church held large possessions. Of these ecclesiastical inclosures 44 out of 48 acres were inclosures of arable. The ecclesiastical share in evictions was double its due proportion as estimated by that of their land, showing them to have acted towards their tenants with less mercy than the lay landlords. In this county, as in Berkshire, Bedfordshire, and Lincolnshire, the freeholders inclose a greater proportion of the land than the lords of manors. In all these counties, it is to be noted, the proportion of inclosed arable is large. In Essex no copyholds or leaseholds are mentioned. The population, judging from the number of inhabitants to a messuage, was more numerous than in other counties. It is greatly to be regretted that the Returns for this county should be among those for the most part lost.

[1] *Encycl. Brit.* 9th ed.

INQUISITION OF 1517

ESSEX [1]

The halfe-hunderd of parua Winstre.

Within the parrech of litell Wydeborrowe.[2]

Item whe fynd that ther ys a firme of Sir Roberd Cotton Knyght late deseesed within the parrech aforsaid Caled Copedhall [3] the M[a]ner plase therof ys decaid and pulled doun by the said Sir Robert and non Inabytacyon wher Ther was wont to be kept on yt a good howseeld and ferm lond plowid and now lyeys no lond plowyd nor in howsold vse wher ther was wont to be kept in yt a fermer and his wyfe and xviij or xx[ti] personys fownde on yt and now yt ys reterned to pasteur and graseng and the tenaunt and his wyfe kepyth [4] and the fermer thereof ys won Wylliam hyll of Soffok Marchant and yt hath leye to paster thys xvij yers.

[1] There is no heading to this inquisition. That it relates to Essex is evident from the names of the places. It presumably belongs to the year 1517.

[2] Little Wigborough, Morant.

[3] 'Copped-Hall, otherwise Cipped or Cipt-Hall, stands near the east end of the church.' The incloser was Sir Robert Cotton, of Landwood, in Cambridgeshire, lord of the manor, ob. July 18, 1517. *History of Essex*, by P. Morant, London, 1768, i. 422.

[4] The only clue to this area is derived from the average number of acres to each person evicted in this county. This works out at very nearly ten acres, so that the area here inclosed would be 180 acres, and has so been tabulated. The farmer and his wife left sole inhabitants have been taken as included in the twenty persons, leaving eighteen evicted. The smaller number of the alternatives given has been tabulated throughout. At the average for six counties (p. 54, *supra*) of six persons to the aratrum on land in hand of lords of manors, the eviction of 18 persons involves the putting down of [3] ploughs.

Within parrech of Salcote fyrly.[1]

Item whe fynd that ther ys a ferme of won John Newportes gentylman[2] within the said parrech Caled the merchowse leten for x li. a yere and John Cawston gentylman fermer of the same wher ther was wont a good howsseeld to be kept on yt and a plowe wele ocupyd and yt ys now reterned to pasteur and grasyng and non Inabytacyon on yt and yt hath ley to pasteur this viij yers.[3]

The parreche of leyardemarny.[4]

Item whe fynd that ther ys a ferme of sir henry Mernys[5] knyght and Caled the degrry wher ther was wont to be a plow wele ocupid and now yt ys retorned to pasteur and grasyng and no lond plouyd on yt[6] and the fermer thereof ys now John donyng and yt hath ley to pasteur this xij yers.

[1] Salcot Virle, Morant, 'otherwise written Salcott-Verley and Vyrley, or Salcote cum Verley, and sometimes styled Little Salcot.' So named 'from Robert de Verli, who held it at the time of the survey' (Domesday). Morant, i. 423.

[2] The incloser was lord of the manor. *Ibid.*

[3] The average area assigned to a house in this fragment is 46 acres, but this would give the extraordinary rent of 4*s.* 4*d.* per acre. It is perhaps safer, since the materials for the construction of averages for Essex are so scanty, to apply the average rental value of the seven counties (p. 62, *supra*) in the case of pasture inclosed by lay lords of manors. This is 15¼*d.* per acre, which gives an area of [157] acres. The average number of inhabitants to a messuage on such land = 6, but this being associated with an area of only 33 acres gives 28 as the number of evictions here. The average area per person evicted from pasture inclosed by lay lords of manors in five counties = 7 acres (p. 44), which gives 22 evictions here. I adopt [24] as a mean number.

[4] Layer-Marney, Morant. 'The name is otherwise written in records Layre, Leyre, Leyra, Leya.' Morant, i. 405.

[5] Sir Henry Marney, Keeper of the Privy Seal, February 4, 1522; Lord Marney, April 9, 1522; ob. May 14, 1523.

[6] The basis of the conjectural area here tabulated is the average acreage (42 acres) assigned to a plough in the six counties on the land of lay lords of manors (p. 54, *supra*). The average number of persons associated with a plough on the land of lay lords of manors in six counties = 7, which number [7] I adopt for the displacement here.

The parrech of peldon.[1]

Item whe fynd that ther ys a ferme with a c acars of crable lande therto belonging of won Esebell Scharpe gentylwoman Caled Newportes within the said parrech and the houses therof ys decayed and fallen down and non Inabytacyon on yt and yt hath ben decayd this x yers and oon Gregory senyor ys fermer of the land and occupieth it with his own hous and it was wont to have a houshold vppon it and vj or vij persones vppon it.

Within the parrech of leyard bretyn.[2]

Item whe fynd that ther ys a tenement of won Wylliam hogge with xl acars lond therto belonging [and][a] ys decayd and fallen down and non Inabytacyon on yt this xvj yers and the land now [is][a] occupied with another hous wher ther was vppon the tenement[3] kept v or vj persones and a housheld.

With In the parrech of longnoo.[4]

Item whe fynd that ther ys a tenement of won John abell Caled bleyndehall with xl acars of land therto belongnyg ys decayd and fallen down and non Inabytacyon on yt this xvj yers and vppon that wher the housyng was meyntend ther abode iiij or v persones vppon yt.

[a] Manuscript illegible.

[1] The family of Tey or Teye, inclosers in the next parish of Moche Wygborrow, held the manor. Cox, *Magn. Brit.* i. 703. The mention of the fact that the farmer works the land from his 'own hous' marks consolidation. The average area attached to the messuage of a farm tenancy of lay land in three counties (p. 49, *supra*) being 46 acres, the total area ingrossed is taken at [146] acres.

[2] Loyer-Breton, Morant.

[3] 'Tenement' here is perhaps used in the strict sense of agricultural holding. This appears to be a case of consolidation of farms. The person mentioned was presumably a freeholder. The average area assigned to a freehold messuage in seven counties being 38 acres (p. 49, *supra*), the total ingrossed here has been tabulated as [78] acres.

[4] Langenhou, Morant. 'It is otherwise written in records Langhou, Lagenho, Langenso, and Langynhoo.' Morant, i. 416.

The parrech of Vyngrengoo.[1]

Item whe fynd that ther ys won Thomas Crestemas of Colchester Marchant hath Taken down and seferd to becayd [a] vj Tenementes in the hamelet of darson within the parrech aforsayd wher ther was wont onyst howssys to be kept on them and l or lx personys found and Inabyt ther and now the said Thomas Crestemas hath Inclossyd them and wher Ther was ij plowys wele ocupyd now yt ys retorned to pasteure and grasyng and but a man and his wyfe now kept on yt and yt hath be thus ocupyd this x yers.[2]

The parreche of Moche Wygborrow.[3]

Item whe fynd that ther was won sir henry Teye Knyght hathe Inclosyd and paled in won c acars of ground pasture and wode by estimacion within the said parreche in messyng and Wybbarowe and viij acars thereof of yerabyll lond in Wygbarow within the parreche of messyng of his owyn prope lond and yt hath be Inclossyd thus xiiij yers and now Master Thomas Teye squier ys the prope owener of the same and the tillage of this lond left.

The halfe hunderd of Claueryng.
The parrech of berdyn.[4]

Item whe fynd that there ys a tenement of won Rychard

[a] Sic.

[1] Fingringhoo, Morant.

[2] At the average area for Essex of about 10 acres per person displaced, this inclosure would be 500 acres. At the average area of 46 acres to a house it would be 276 acres. The application of the general average area to a plough in the seven counties would be misleading in a case in which there are only two ploughs put down to six tenements decayed. On the whole, therefore, I take [388] acres as the mean between the two foregoing extremes, bracketing it as a conjectural figure.

[3] Mulsham, in Great Wigborough.

[4] Berden, Morant. The Bishop of London must have been a freeholder, since the manor belonged to the abbey of Walden. Morant, ii. 615. Apparently the bishop is pointed to as responsible for the 'ingrossing,' the word 'servant' implying, it may be supposed, a bondman's holding; *i.e.* a tenancy at will at Common Law. See *Trans. R. Hist. Soc.* 1892, p. 198.

Songer seruant to my lord the beshepe of london beyng within the said parrech with xl acars lond therto belowyng Caled Barkers ys decayd and fillen down and non Inabytacyon on yt this xviii yers and won Iennis parrys of stobyngpellam ys fermer of the same. ther was wont to be abydyng a fermer and his wyfe and a seruaunt besides vj childer and now is no housheld thervppon because of decay of the house.

The parreche of henham.

Item whe fynd That ther ys a tenement and viij acars of eyrabyll land and pasteur of my lord abbottes of Tilty[1] ys decayd and fallen down and non Inabytacyon on yt this xij yers.

[1] *I.e.* Tiltey Abbey. The Abbot must have been a freeholder. No property appears to have been held by the abbey here at the dissolution. Dugd. *Monast.* v. 626; Morant, ii. 435, 568. The average number in Essex of persons to a house is six, but the average area assigned to a house is 46 acres. This house should therefore contain, calculating from average, a little more than one-fifth of the average inhabitants of a house. I therefore tabulate the persons evicted as [2].

LEICESTERSHIRE

INTRODUCTION

THE Returns for Leicestershire are certainly incomplete. Those which survive open in the middle of a presentment, and belong to the evidence taken before the commissioners at Lutterworth on August 27. But we know from the Exchequer Rolls that the same commissioners had held a sitting at Leicester on August 19, and, as at the different sittings in Oxfordshire, another set of presentments was in all probability taken on that occasion. Each of the six Hundreds of the county is represented here, but two of them, Guthlaxton and Framland, by the very insignificant areas of 100 and 330 acres respectively. Framland Hundred is in the N.E. of the county. The district is described by Leland as cultivated with 'beanes, pease, and corn.'[1] Consistently with this we find the whole of the 330 acres included in the Return to have been inclosed as arable. The Hundred of Guthlaxton only returns one inclosure to pasture, of 100 acres in extent. The fullest returns are from the Hundred of Gartree, the eastern side of the county,[2] but even here only 1·32 per cent. of the area of the Hundred is returned as inclosed. It is all inclosure to pasture. Taking the Leicestershire Returns as a whole, the inclosed arable is 11 per cent. to 88·9 per cent. pasture, but the whole of the inclosed arable was in the Hundred of Framland, which shows that the general movement to pasture was overwhelming. Nevertheless, signs of

[1] V. fo. 93.

[2] 'Marke that such parte of Leicestershir as is lying by South and Est in [*sic*] Champaine, and hath litle Wood. And such parte of Leicestershir as lyith by West and North hath much Woodde.' *Ib.* i. fo. 24.

ingrossing are but slight. The total figures are so small that much reliance must not be placed on conclusions derived from the table 'Yearly progress of inclosures.' Judging from the low rate of increase in the decade 1501–10, the tendency to inclose to pasture was checked by the fall in the price of wool from 6*s.* 0½*d.* to 4*s.* 5¾*d.* the tod. On ecclesiastical land, however, the area put into pasture actually increased, which suggests the suspicion that the ecclesiastics of Leicestershire were not among the most vigilant of the agricultural reformers, for the lay area inclosed for corn was enlarged by 216·6̇ per cent., wheat having risen from 5*s.* 0¾*d.* to 5*s.* 5½*d.*, while wool had fallen in price. In all classes of inclosure there is a fall in the septennate 1511–17, amounting in the aggregate to 63·45 per cent. Here, as elsewhere, the fall is most marked in ecclesiastical inclosure to pasture, being 95·79 per cent., a circumstance not improbably of political significance.[1]

The proportion of ecclesiastical land inclosed was 19·77 per cent. as contrasted with 80·22 per cent. of lay land. This proportion is smaller than that of Oxfordshire (35 per cent.), Northants (28 per cent.), and Berkshire (25 per cent.), but larger than Warwickshire (15 per cent.), and Bucks (10 per cent.). The whole of the ecclesiastical land inclosed was to pasture. In this county ecclesiastical freeholders held in hand an unusually large proportion of ecclesiastical land, viz. 63·4 per cent. There is evidence, on the other hand, of the residence of wealthy lay landlords, for 71·75 per cent. of the land in hand of lay owners is held by lords of manors. No copyholds appear, and what is still more remarkable, there is no return of ecclesiastical land let. The proportion of evictions from ecclesiastical land (20·64 per cent.), in the table 'Status of landlords responsible' bears a fairly close relation to the proportion of its area, being slightly favourable to the ecclesiastics. This is confirmed by the figures of the table 'Evictions and displacements from labour' &c. From the point of view of the standard of comfort, as gauged by

[1] See p. 40, *supra*.

the areas attached to messuages, this may be said to be in favour of the clerical landlords (there being, as has been remarked, no tenants), they enjoying an area of 47·6 acres as compared with 33·2 acres on lay land. The lay occupiers, leaseholders and farm tenants had 50 and 60 acres respectively. And here again it must be noted that the occupation by tenants of only 6·61 per cent. of the entire area of lay land is very surprising. To judge by these figures Leicestershire must have been a county in which the land was distributed in ownership among the population to a degree unknown elsewhere. The average number of inhabitants to a messuage was slightly greater upon ecclesiastical land. The ploughland of 41 acres supported 5·5 persons as contrasted with 5·1 persons upon the lay ploughland of 32·4 acres. These figures tend to confirm the impressions already formed of the comparative well-being of the inhabitants of the two categories of land. On the two lay estates on which cottages occur, there seems to have been no land attached. There was apparently some, though of an undetermined extent, on the ecclesiastical freehold of Bagraue.

The table of rental values for Leicestershire presents features of its own. The rent of land let, all being pasture, is 7*d.* an acre. Considering that the average rental value of pasture in this county is at the high figure of 22¼*d.*, this is very astonishing and suggests that the leasehold, which is its chief component, was a copyhold let on an ancient customary rent. Both in the average rental values of arable at 13½*d.* an acre and pasture at 22¼*d.* an acre, Leicestershire is first on the list. Yet Leicestershire wool at 86*s.* 8*d.* a sack was at the same price in 1454 as Warwickshire wool and lower than the wool of Berks and Oxon at 93*s.* 4*d.* Nevertheless, Berkshire pasture was 7¾*d.* and Oxfordshire 10½*d.* an acre. One of two solutions of this mystery suggests itself. Either Berkshire and Oxfordshire land was under-valued, or Leicestershire land was over-valued. The other explanation is this. It has been seen that the high values set upon the land in Leicestershire were not rents but rental values. Now

under the statute of 4 H. VII. c. 19, half the rents and profits of offenders went to the overlord. It may be that in the interest of the great overlord, the Crown, there was a disposition on the part of the commissioners to overvalue land in hand of owners. The 'Comparative table showing the rental values' for all the counties, and more clearly the table of 'Average rental values of counties compared,' seem to disclose such a tendency, and in Leicestershire certainly the figures are very suggestive.

[1] P. 62, *supra*.

INQUISITION OF 1517.

LEICESTERSHIRE [1]

2. (Membrane 19) **anno** regni predicti nuper Regis vicesimo Mesuagia et terras illa circumclusit et ea sic inclusa in separalitate custodit et quinque Mesuagia eorundem Mesuagiorum prosterni voluntarie fecit et sex alia [a] m[inora] [Me]suagia [a] in Cotagia et non ad sustentacionem Culture et iconomie conuertit et eis sic hucusque vsus est ita quod eadem sex Mesuagia ad Culturam et iconomiam ibidem ocupand[am] [b] non manutenentur si[c] . . .[c] quod modo vnum eorundem Mesuagiorum et quoddam ibidem collegium tantum ad vsum Culture modo ocupantur et predicte terre sic prius in Cultura vsitate et arrate que cum predictis vndecim Mesuagiis olim et preantea locari tradi et in iconomiam ocupari solebant per dictum Thomam a eisdem die et anno in pasturam conuertuntur et continue hucusque custodiuntur et pro pascuis animalium vtuntur et tenementa illa tenentur de domino Rege vt de Ducatu suo lancastrie et quod predictus Thomas [2] adhuc seisitus existit de predictis tenementis in forma predicta et occasione illa deponuntur duodecim aratra [3] et quinquaginta et vna persone adtunc

[a] MS. mutilated. [b] MS. *ocupand.* [c] MS. partly illegible.

[1] The first membrane of this Inquisition is missing.

[2] This Thomas was evidently Thomas Heselrige, lord of the manor, who had been sheriff of the county in 1501 (Nichols' *Leicestershire*, II. ii. 742). For the 'collegium,' see Dugd. *Monast.* vi. 1456.

[3] The average number of acres to a plough in Leicestershire upon land in hand of lords of manors being 32·1 acres, I estimate the area here at [385] acres. This roughly agrees with the area calculated from the average attached to messuages on such land, whether in Leicestershire, which would = 354 acres, or in six counties (see p. 49, *supra*), which would give 388·5 acres. It is also near the results which may be calculated from the average area per person evicted from inclosed pasture on such land in the general table (p. 44. *supra*), which would be 357 acres.

My conjecture as to the identity of the incloser has since been confirmed by the discovery amongst the Brevia to the Barons of the

ibidem inhabitantes et diutinam moram ibidem facientes minuuntur vel saltem abinde exire et ociosi fore artentur etc. necnon ecclesia parochialis de Noseley predicta in ruinam de . . .[a] incole ibidem a diuino Cultu ibidem celebrando penitus cessare et desistere Compellentur etc. lxxvj

Et Iuratores dicunt quod Nicholaus Fitzherbert[1] gentilman nuper fuit et adhuc existit [seisitus][b] in dominico suo vt de feodo de vna virgata terre arrabilis et arrate et Cultui vsitate et apte continente in se [c] acras[2] terre ad anuum valorem viginti et sex solidorum et octo denariorum[a] . . in predicto Comitatu leicestrie et sic inde seisitus tercio die Ianuarii anno regni domini Regis nunc quarto terras illas inclusit et illas sic inclusas adhuc tenet ac easdem terras a priore [vsu][b] Cultus et iconomie in pasturam ouium conuertit et illis sic extunc hucusque vsus est et terre ille tenentur de Rege vt de Comitatu leicestrie etc. Fitzherbert null]um] mes[uagium] de R[ege]

Et dicunt quod Iohannes Fitzherbert[3] armiger [nuper fuit][b] et adhuc existit seisitus in dominico suo vt de feodo de vna virgata[4] terre arrabilis et in seminacione granorum antea vsitate ad anuum valorem viginti et sex solidorum et octo denariorum [in] Vpton predicta in predicto Comitatu leicestrie et sic inde seisitus tercio die Ianuarii anno regni domini Regis nunc quarto terras illas sepibus inclusit et illas sic inclusas adhuc tenet . . . .[a] ab vsu seminacionis granorum in pasturam animalium conuertit et sic illis deinde hucusque vsus est et terre ille tenentur de predicto Comite leicestrie etc. Fitzherbert de R[ege] null[um] mes[uagium]

[a] MS. illegible. [b] Conjectural: MS. illegible. [c] Blank in MS.

Exchequer in 1530 one 'Pro Thoma Hasilrige' granting a pardon for these inclosures. Exch. Q. R. Mem. Roll. 310, H. T. 21 H. VIII., *inter Brevia.*

[1] Nicholas Fitzherbert was lord of the manor of Burton Overy near Noseley at this time (Nichols, II. ii. 533, IV. ii. 957, 964*).

[2] The average acreage of a virgate, as given in the Leicestershire Return, being 12$\frac{2}{3}\frac{2}{7}$ acres, I have tabulated this inclosure as of 13 acres.

[3] John Fitzherbert, lord of the manor, elder brother of Sir Anthony Fitzherbert, who succeeded him in this property (Nichols, IV. ii. 957). This J. F. has been alleged by some to have been the real author of *The Boke of Husbandrie.* See *Dict. of Nat. Biog.* London, 1889, s.n.

[4] Estimated area of inclosure 13 acres. See note 2, *supra.*

harvy de R[ege] null[um] mes[uagium]

Et dicunt iidem I[uratores quod] [a] . . .[b] harvy [1] gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de duabus virgatis terre arrabilis et in vsu seminacionis granorum de tempore quo non exs[tat memoria] [a] posite ad valenciam per annum quatuor marcarum in hynkeley in Comitatu predicto et sic inde seisitus secundo die octobris anno regni domini Regis nunc quarto terras illas se[pibus inclusit] [a] et eas sic inclusas custodit et terras illas in pasturam animalium conuertit et ea [c] sic vsus est et tenet ob quod vnum aratrum deponitur et sex persone minuuntur [2] et ab eorum ocupacione in . . .[b] et terre ille tenentur de domino Rege vt de Ducatu suo lancastrie etc.

purfrey null[um] mes[uagium]

Et dicunt quod Thomas purfrey [3] gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de . . .[b] virgatis terre arrabilis ad annuum valorem quatuor librarum in Dreyton continentibus in se quinquaginta acras terre arrabilis et que terre ad Culturam et vsum seminacionis granorum . . .[b] supradicto posite et vse fuerunt vsque secundum diem Decembris anno regni domini Regis nunc tercio quibus die et anno predictus Thomas purfrey terras illas sepibus inclusit et sic eas . . .[b] tenet et in pasturam animalium conuertit et non in vsu Culture per quod vnum aratrum deponitur et ocupacio sex personarum ibidem diminuitur et terre ille tenentur de [d] etc.

abbas leicestr[ie] ecce f[iat] s[ub] [ena]

Et dicunt quod Iohannes nuper abbas Monasterii in pratis leicestrie [4] in iure Monasterii predicti fuit seisitus de quinque

[a] Conjectural: MS. illegible. [b] MS. illegible. [c] Sic.
[d] Blank in MS.

[1] This was probably Thomas Harvy, of Elmesthorpe, near Hinckley (Nichols, IV. ii. 608).

[2] Estimated area of inclosure 26 acres. See p. 227, *n.* 2, *supra.*

[3] Thomas Purfrey or Purefoy was lord of the manor (Nichols, IV. ii. 591).

[4] 'Johannes,' *i.e.* John Penney, 1496 1509 (Dugd. *Monast.* vi. 462). The Abbey of Leicester held freeholds here. The manor was in lay hands (Nichols, III. i. 287). In an action before the Star Chamber against Penney's successor, Abbot Peksale (1509–33), brought by the inhabitants of Bosworth for illegal inclosures, Abbot Penney was returned by the commissioners of inquiry as having illegally inclosed a

Mesuagiis duobus Cotagiis duodecim [virgatis terre arrabilis][a] cum pertinenciis in Bagraue in Comitatu predicto in dominico suo vt de feodo qualibet inde virgata continens[b] in se decem et octo acras terre que quidem Mesuagia et Cotagia pro . . .[c] mansionibus agricolorum[b] habebantur et sustentabantur predicte que terre a tempore de quo non exstat memoria pro seminacione granorum apte et vsitate fuerunt quousque predictus abbas . . . . .[c] anno sextodecimo regni predicti nuper Regis henrici septimi Mesuagia Cotagia et terras illas sepibus et fossatis circumquaque inclusit et tenementa illa sic inclusa in separalitate . . .[c] hucusque existunt terre que ille in pasturam animalium conuertit et ille sic in vsu Culture vlterius habere[b] non permittuntur nec habentur [Mesu]agiaque[b] et Cotagia predicta Corrui et prosterni . . .[d] desolacionem et ruinam fieri permisit et sic adhuc existit[b] per quod quinque aratra ibidem deponuntur et triginta persone . . . ma . . .[d] solebant . . . .[d] mansionibus suis ibidem recesserunt et ociosi existunt et tenementa illa tenentur [e] [d]. . . . . .[d] inta[1] libras . . . .[d] in se hamelettum de Bagraue quod predicta de causa modo desolatur et devastatur etc. Et dicunt quod . . . . . .[d] modo . . .[d] **seisitus** est de predictis terris etc.

B. ij
3. (Membrane 20)

Et Iuratores predicti dicunt quod Robertus Brudnell Miles nuper seruiens ad legem nuper fuit seisitus de septem Mesuagiis et ducentis quinquaginta acris terre arrabilis cum pertinenciis in halyoke[2] in Comitatu predicto in dominico suo vt de feodo et cum quolibet eorundem Mesuagiorum triginta et sex acre terre arrabilis et vsualiter a tempore de quo non exstat memoria arrate et in Cultura posite locari et ad firmam tradi vel ocupari solebant et sic inde seisitus septimo

Brudenell dygby
f[iat] s[ub] p[ena]
ecce
lxxvij

[a] Conjectural: MS. illegible. [b] Sic. [c] MS. illegible.
[d] MS. mutilated. [e] Blank in MS.

'dole' at Bosworth (MS. R.O.S.C.P. Bdle 19, No. 102). Cf. also p. 209, *n.* 2, *supra.*

[1] Probably 'triginta.' See next entry.

[2] 'Halyoke.' Holyoke (Nichols). Now Holyoaks. This Sir R. B. was a King's Serjeant in 1504, in 1507 Justice of the King's Bench (Foss, v. 140).

die Decembris anno regni domini henrici nuper Regis septimi duodecimo Mesuagia predicta voluntarie in ruinam et decasum existere permisit et terras predictas in separalitate tenet et illas in pasturam animalium et non in Cultura extunc hucusque conuertit et tenet per quod septem aratra que circa inde Culturam ocupari solebant deponuntur et admittuntur[a] numerus triginta personarum que in Mesuagiis predictis antea morari solebant et ibidem inhabitare et circa Culturam terrarum predictarum ocupari solebant abinde abierunt et ociosi existunt vel perierunt Cuius quidem Roberti Brudnell statum de et in tenementis illis quidam Everardus Digby modo habet in eisdem Et dicunt quod tenementa illa valent per annum vltra reprisas triginta libras et tenentur de[b]

Coley f[iat] s[ub] p[ena]

Et dicunt predicti Iuratores[c] Iohannes Coley de Gloston[1] nuper fuit et adhuc existit seisitus de duobus Carucatis[2] terre arrabilis cum pertinenciis in Gloston predicta in dominico suo vt de feodo et sic inde seisitus sexto die Decembris anno regni domini Regis nunc tercio terras illas ab vsu Culture et seminacionis granorum in pasturam animalium Conuertit et illas sic modo tenet per quod duo aratra deponuntur et duodecim persone ab eorum ocupacione detrahuntur et in ocium ducuntur et terre ille valent per annum quatuor libras et tenentur de[b] etc.

Odeby f[iat] s[ub] p[ena]

Et dicunt quod Ricardus Odeby nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et septuaginta acris terre arrabilis et vsualiter arrate in Gomeley in Comitatu predicto que cum Mesuagio illo locari tradi et ocupari solebant et fuerunt sicque inde seisitus sexto die octobris anno regni domini henrici nuper Regis anglie septimi vicesimo Mesuagium illud in decasum fore et existere voluntarie permisit et permittit ita quod Mesuagium illud ad sustentacionem iconomie non manutenetur sed in ruina existit Et dicunt

[a] A mediæval form of amitt— [b] Blank in MS. [c] Sic: 'quod' omitted.

[1] Glooston (Nichols). Now Gloostone.

[2] There are two other cases in the Leicestershire Inquisition in which carucates are given. In both of these (Roderbe and Brokysby and Briscott and Naysby) the carucate is expressly stated to have included 40 acres. I have therefore inferred that to be the area here.

quod ea occasione sex persone que ibidem inhabitare solebant et [a] abinde recesserunt et tenementa illa tenentur de [b]

Senlowe et valent per annum quatuor libras etc.

abbas de Garradon null[um] mes[uagium] f[iat] s[ub] p[ena]

Et dicunt quod [b] abbas Monasterii de Garradon nuper fuit seisitus in dominico suo vt de feodo in iure Monasterii predicti de quateruiginti acris terre arrabilis Culture apte in Normanson de la heth [1] in Comitatu predicto et sic seisitus octauo die Nouembris anno regni domini henrici nuper Regis anglie vicesimo secundo terras illas sepibus et fossis inclusit ac in separalitate tenuit et de vsu Culture in pasturam animalium conuertit et illas sic adhuc tenet per quod duo aratra circa priorem Culturam inde ante tunc vsitata necnon duodecim persone que circa eandem Culturam ocupate fuerunt ociosi redierunt et abinde evaserunt et destruuntur et terre ille tenentur de [b] et valent per annum quadraginta solidos.

Prior de Coventr[e] null[um] mes[uagium]

Et dicunt predicti Iuratores quod [b] nuper prior [2] ecclesie Cathedralis de Couentre nuper fuit seisitus in dominico suo vt de feodo in iure ecclesie sue predicte [de] [c] septemdecim acris terre arrabilis et arrate et ad seminacionem granorum apte in pakynton in Comitatu predicto et sic inde seisitus tercio die Iulii anno regni predicti nuper Regis henrici septimi quartodecimo terras illas sepibus inclusit et sibi in separalitate extunc tenuit ac ea [a] in vsu pasture animalium et non vsu Culture conuertit et sic eedem terre ad presens vtuntur per quod vnum aratrum deponitur et ocupacio sex personarum circa inde Culturam detrahitur et terre ille tenentur de [b] Et valent per annum viginti sex solidos et octo denarios.

Shurley e[st] defunctus & heres eius in manu Regis existit scr[ibat] le[der]

Et dicunt quod Radulfus Shurley Miles nuper fuit seisitus in dominico suo vt de feodo de quatuor Mesuagiis tribus

[a] Sic. [b] Blank in MS. [c] MS. illegible.

[1] Normanton on the Heath, held of the manor of Nailston (Nichols, IV. ii. 812). Dugdale gives no names of abbots from 38 E. III. till 1510, when Thomas Syeston, *alias* Shepyshed, was in office and remained until the Dissolution in 1536 (*Monast.* v. 329).

[2] The 'nuper prior' was Richard Shaw, 1481–1500 (Dugd. *Monast.* iii. 183).

Cotagiis et quateruiginti acris terre arrabilis et vsualiter arrate et seminacioni granorum posite in Wrotynton et Staunton[1] in Comitatu predicto et cum quolibet Mesuagio Mesuagiorum predictorum viginti acre terre de terris illis ad firmam tradi locari et ocupari in Cultura et iconomia a tempore Cuius contrarii memoria hominum non existit solebant et fuerunt et sic seisitus sexto die Nouembris anno regni predicti nuper Regis henrici septimi vicesimo secundo Mesuagia Cotagia et terras illas palis sepibus et fossis inclusit et imparcauit et parco suo vocato Staunton park adiunxit et in parco illo inclusit et cum terris illis parcum illud elargauit Mesuagiaque et Cotagia illa in decasum et ruinam voluntarie posuit et permisit ita quod illa circa vsum iconomie non sufficiunt terra [a] que predicta [a] ab vsu Culture in pasturam ferarum et pro nutritura pascuis earundem conuertit et posuit et eandem terram sic adhuc tenet et inde seisitus
C. iij existit in forma predicta et occasione illa quatuor aratra
Membrane 21) ibidem deponuntur et viginti et quatuor persone **que** circas Culturam earundem terrarum ocupari et in Mesuagiis et Cotagiis predictis inhabitare solebant ociosi lamentabiliter abinde recesserunt et minuuntur Et dicunt quod tenementa illa valent per annum centum solidos et tenentur de domino Rege vt de honore de Tutbery.

Beamont
† scr[ibat]
Jef[son]
r[espondere]
Oct[aua]
Ioh[ann']is
Bapt[iste]

Et dicunt quod Iohannes Bemond gentilman nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et quadraginta acris terre arrabilis et annuatim arrate et Culture posite in horton Catermersshe[2] in Comitatu predicto que quidem terre cum Mesuagio illo a tempore de quo non exstat memoria locari ad firmam tradi et ocupari in Culturam et iconomiam solebant et fuerunt et sic inde seisitus quarto die Nouembris anno regni domini Regis nunc tercio tenementa illa circumquaque sepibus et fossis inclusit et inclusa tenuit et tenet et

[a] Sic.

[1] Now Worthington and Staunton Harold.

[2] Ouerton Quatarmersh or Cole Orton (Burton, *Descr. Leic.* p. 217). I have entered the conversion of the messuage into a cottage as a decaying of a messuage within the Acts, for which reason, doubtless, it was returned. The incloser was lord of the manor (*ibid.*).

Mesuagium predictum in quoddam Cotagium et non pro manutencione et sustentacione iconomie posuit et illud sic adhuc tenet ac terras predictas ab vsu Culture in pasturam animalium Conuertit et illis sic abinde hucusque vsus fuit et tenet et inde adhuc seisitus existit in forma predicta per quod vnum aratrum ibidem deponitur et quatuor persone ociose existunt et ibidem decrescere ceperunt et tenementa valent per annum viginti et sex solidos et octo denarios et tenentur de domino Rege vt de Comitatu huntingdon etc.

hastynges null[um] mes[uagium]

Et dicunt quod Georgius Dominus hastynges nuper fuit et adhuc est seisitus in dominico suo vt de feodo de tribus virgatis terre arrabilis et Culture et seminacioni granorum apte et sic vsitate et duabus virgatis pasture in assheby et Blakerby [1] in Comitatu predicto et sic inde seisitus sexto die Decembris anno regni domini Regis nunc sexto terras et pastur[as] [a] illas sepibus inclusit et in separalitate sic inclusas tenet ac terras predictas prius arrabiles in pasturam animalium Conuertit et sic adhuc tenet et tenementa illa valent per annum vndecim libras et tenentur de [b] et Ricardus Eyre de leicestria modo capit exitus et proficua tenementorum illorum pretextu Cuiusdam dimissionis per dictum dominum hastynges sibi inde facte Et dicunt quod quelibet virgata terre de virgatis predictis continet in se decem et octo acras terre etc.

lxxviij

Eyre

Berkeley ecce f[iat] s[ub] p[ena]

Et dicunt quod Mauricius Barkeley Iunior Miles nuper fuit seisitus in dominico suo vt de feodo de quatuor Mesuagiis et nonaginta et sex acris terre arrabilis et annuatim arrari consuete in Cotys in Comitatu predicto et cum quolibet Mesuagio eorundem Mesuagiorum viginti et quatuor acre terre arrabilis de terris predictis locari tradi et ocupari in iconomia et seminacione granorum solebant et fuerunt predictus que Mauricius sic inde seisitus quarto die Ianuarii a[nno] [c] regni domini Regis nunc quarto voluntarie permisit Mesuagia predicta in ruinam et decasum fore et existere et sic extunc vsque capcionem presentis Inquisicionis existere

[a] MS. *pastur.* [b] Blank in MS. [c] MS. illegible.

[1] Now Ashby de la Zouch and Blackfordby.

terras que predictas ab vsu Culture in pasturam animalium conuertit et illis sic extunc hucusque vsus fuit ob quod duo aratra ibidem deponuntur et octo persone ociose abinde absque mansicionibus[a] ibidem et ocupacione recesserunt Et tenementa illa valent per annum nouem libras et tenentur de [b]

Shurley ecce Shurley[c] †

Et dicunt predicti Iuratores quod Radulfus Shurley Miles nuper fuit seisitus in dominico suo vt de feodo de quinque Mesuagiis vno Cotagio et ducentis acris terre arrabilis et Culture apte et arrate in Ragesdale et Willous[1] in Comitatu predicto et cum quolibet eorundem Mesuagiorum quadraginta acre terre de terris predictis tradi et ocupari in iconomia solebant et sic inde seisitus decimo die Nouembris anno regni predicti nuper Regis henrici septimi vndecimo voluntarie permisit et adhuc permittit Mesuagia et Cotagia predicta in decasum et ruinam cadere et sic permanere et terram predictam ab vsu Culture in pasturam ouium et aliorum animalium conuertit et illam in huiusmodi pastura adhuc tenet et vsus est et inde seisitus existit . .[d] quinque aratra ibidem deponuntur et triginta persone que ibidem in Mesuagiis predictis et circa Culturam terre predicte ocupari lacrimose abinde recesserunt et ex verisimili perierunt et tenementa illa [valent per][e] annum viginti et duas libras et tenentur de domino Rege vt de Comitatu suo.

Marchio Dors[ett] f[iat] s[ub] p[ena]

Et dicunt quod Thomas nuper Marchio Dorsett nuper fuit seisitus in dominico suo ut de feodo de vno Mesuagio [et quadraginta acris][f] acris terre arrabilis et arrate in Bradgate in Comitatu predicto que terre arrabiles cum Mesuagio illo ad firmam tradi et ocupari in vsu Culture solebant et tenementa illa valent per [annum xxvj s.][f] viij d.[2]

[a] Sic.
[b] Blank in MS.
[c] Crossed through thus in MS.
[d] MS. mutilated.
[e] Conjectural: MS. mutilated.
[f] MS. mutilated. Text restored from recital in Exch. Q. R. Mem. Roll 300, E. T. 11 H. VIII. (1520), m. 3.

[1] 'Rakedale antiently called Rakdale, Ragdale, Radgdale on the Willows and Rekedale' (Nichols, III. i. 385). 'Sir Ralph Shirley died Jan[y]. 6. 1516-17 seised inter alia of the manors of Rakedale and Willoughes &c. worth 25*l*., and held of the heir of Basset of Weldon, but by what service is not known' (*ibid.*).

[2] Bradgate. In the case of each of these entries I have estimated the

Et Thomas abbott de Guarradon nuper fuit seisitus in dominico sut vt de feodo in iure Monasterii predicti de vno alio Mesuagio et quadraginta acris terre arrabilis et s[ingulis annis arari][a] consuete in Bradgate predicta in Comitatu predicto que terre cum Mesuagio illo ad vsum iconomie locari et ocupari solebant et tenementa illa valent per annum xxvj s. viij d.

Garradon f[iat] s[ub] p[ena]

Et quod [Galfridus Prior][a] Monasterii de Wolcroft[1] nuper fuit seisitus in dominico suo vt de feodo in iure Monasterii Monasterii[c] sui predicti de vno alio Mesuagio et quadraginta acris terre arrabilis et Culture ap[te] [cum pertinenciis][a] Bradgate predicta in Comitatu predicto que xl acre terre cum predicto Mesuagio pro seminacione granorum et arrura in eisdem terris habendis tradi et ocupari solebant et valent tenementa illa [viginti sex solidos et octo denarios][a] Et iidem Marchio abbas et prior sic de tenementis illis vt prefertur seisiti existentes duodecimo die Ianuarii anno regni predicti nuper Regis henrici septimi quartodecimo permiserunt voluntarie [Mesuagia illa in][a] decasum Cadere et sic permanere et terras predictas in pasturam animalium ab vsu Culture Conuerterunt et adhuc tenent quam ob causam tria aratra ibidem deponu[ntur][a] . . .[b] persone ibidem nuper manentes et laborantes abinde penitus in suam desolacionem recesserunt

Wolcroft f[iat] s[ub] p[ena]

M[emoran]d[um] q[uo]d termino s[an]c[t]i hillarii videl[ice]t vij[o] die Februarii anno r[egni] r[egis] h[enrici] viiij x]° predic[t]us Marchio coram d[omi]no Rege in Cancellar[ia] sua personaliter constitutus assumpsit super se ad respondend[um] tam pro se ipso quam pro prefatis abbate & Priore pro terris in Bradgate quia idem Marchio habet terras illas in escambium super quo predictus marchio recogn[ovit], &c.[d]

[a] MS. mutilated. Text restored from Exch. Q. R. Mem. Roll 300, E. T. 11 H. VIII. m. 3.

[b] MS. mutilated. A restoration of the text not possible here, the recital in the Exchequer Roll ending at *tenent.*

[c] Sic : repeated.

[d] In different ink and handwriting from text.

number of persons ejected at [5], that being roughly the total average of persons assigned in Leicestershire to a plough and also to a messuage. Thomas, first Marquis of Dorset, was eldest son of Elizabeth Widvile, by her first husband, Sir John Grey. He died in 1501, lord of the manor of Bradgate, which he inherited through the marriage of Sir Edward Grey, father of Sir John Grey, with Elizabeth, heiress of Henry, son of William Lord Ferrers of Groby, c. 1442-44. This first Marquis was succeeded by his third son, Thomas, who built 'a very fair, large, and beautiful house' at Bradgate. See further Nichols, III. ii. 661-64.

[1] *I.e.* Ulverscroft or Woolvescroft, an Austin priory in Charnwood Forest, Leicestershire (Dugd. *Monast.* vi. 566). The prior was possibly John Whatton, elected 1466 (*ibid.*).

et tenementa illa integra in Bradgate tenentur de [a]
Et predicti a[bbas et prior suum][b] statum in predictis tenementis separatim habent et Thomas nunc Marchio Dorsett habet statum in predictis tenementis que fuerunt predicti nuper Marchionis.

Jef[son] abb[as] leyc[estrie] f[iat] s[ub] p[ena]

Et dicunt quod Ricardus [abbas Monasterii][c] in pratis leicestrie[1] nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure eiusdem Monasterii de viginti acris terre in Belgraue in Comitatu predicto et . . . .[d] septimo die Februarii anno regni domini Regis nunc septimo terras illas annexit parco suo vocato Oldpark et illas inclusit et imparcauit parcum suum cum terris illis elargauit et . .[e] **pascuis** ferarum et non in vsu Culture adhuc tenet et terre ille valent per annum xiij s. iiij d. et tenentur de domino Rege.

d. iiij v.

(Membrane 22)

abbas leycestr[ie] scr[ibe] per Gilez r[espondere] xv pasch[e] Jef[son]

lxxix

Et dicunt quod Johannes[2] nuper abbas predicti Monasterii in pratis leicestrie nuper fuit seisitus in dominico suo vt de feodo in iure Monasterii predicti de tribus Mesuagiis Centum et quateruiginti acris terre arrabilis et a tempore de quo non exstat memoria ad Culturam et arruram posite et vsit[ate in][f] parochia de Kirkeby Malery in Comitatu predicto de quibus terris cum vnoquoque Mesuagiorum predictorum sexaginta acre terre ad minus in et pro vsu iconomie et Culture locari tradi et ocupari solebant [et dictus][f] nuper abbas sic inde seisitus nono die octobris anno regni predicti nuper Regis henrici septimi decimo septimo Mesuagia et terras illas circumquaque inclusit et in separalitate ea extunc tenuit [et Mesuagia][f] illa prosterni et cadere in ruinam voluntarie permisit inhabitantes in eisdem ab eis exire coegit terras que predictas a Cultura et iconomia in pasturam animalium

[a] Blank in MS.
[b] MS. mutilated. Text restored from Exch. Q. R. Mem. Roll 300, E. T. 11 H. VIII. (1520), m. 3.
[c] Conjectural: MS. mutilated.
[d] MS. mutilated.
[e] MS. illegible.
[f] Conjectural: MS. partly illegible.

[1] 'Ricardus Abbas' was Richard Peksale or Pexal, 1509-33 (Dugd. *Monast.* vi. 462). He was summoned before the Star Chamber for inclosures at some date between 1513 and 1533, the report of the commissioners appointed to ascertain the facts being still extant in the S.C. Proceedings. See p. 228, *n.* 4, *supra*.

[2] See p. 228, *n.* 4, *subra*.

conuertit et terris illis sic in pastura v[titur][a] per quod quatuor aratra deponuntur et decem et octo persone que circa Culturam terrarum illarum ocupabantur et in Mesuagiis predictis morari consueuerunt abinde dolorose abierunt et . .[b] permanserunt et quod magis dolendum est ecclesia parochialis parochie illius ea de causa quasi desolatur et in ruinam perducitur et tenementa illa valent per annum duodecim libras et tenentur de domino Rege vt [de][c] Ducatu lancastrie et predictus nuper abbas obiit post cuius mortem Ricardus nunc abbas Monasterii illius in abbatem eiusdem Monasterii debitum electus et prefectus fuit et de tenementis predictis seisitus exis[tit in][a] iure Monasterii Monasterii[d] predicti in dominico suo vt de feodo etc.

Et dicunt predicti Iuratores quod Iohannes Villars Miles nuper fuit seisitus in dominico suo vt de feodo de quatuor Mesuagiis et q[uatuor][e] Carucatis terre arrabilis et annuatim arrate qualibet Carucata inde continente in se quadraginta acras in ~~Roderbe et~~[f] Brokysby in Comitatu predicto et quod cum vnoquoque eorundem Mesuagiorum vna Carucata terre inde ad firmam tradi et ocupari solebant[d] et vtebatur et sic inde seisitus sexto die Decembris anno regni dicti nuper Regis henrici septimi octauo tenementa illa . .[g] sepibus et fossatis inclusit et in separalitate teneri fecit et terram predictam ab vsu Culture in pasturam animalium conuertit et terra illa sic in pastura ad presens vtitur ac Mesuagia predicta voluntarie devastari et in ruinam existere permisit ita quod Mesuagia illa totaliter devastata existunt per quod quatuor aratra deponuntur et viginti et quatuor persone a mansionibus et ocupacionibus suis recesserunt Cuius quidem Iohannis Villars Militis statum de et in tenementis illis quidam Iohannes Villars armiger modo habet et tenementa illa valent per annum Centum et sex solidos et octo de[narios][e] et tenentur de[h]

Villers f[iat] s[ub] p[ena] Ief[son]

[a] Conjectural: MS. partly illegible.
[b] MS. illegible.
[c] Conjectural: MS. illegible.
[d] Sic.
[e] MS. partly illegible. Text restored from Exch. Q. R. Mem. Roll 321, E. T. 33 H. VIII. (1541), m. 15.
[f] Sic: struck through in MS., and that this cancellation is correct may be inferred from the omission of *Roderbe et* both from the proceedings in the Exchequer above cited and from those in Exch. Q. R. Mem. Roll 322, M. T. 34 H. VIII. (1542), *inter Brevia*.
[g] MS. illegible; but no word intervenes here in the Exchequer proceedings of 1541 above cited.
[h] Blank in MS.

Mountjoy no[m]inatur Walterus no[t]a e[xequatu]r scr[ibe] per Gilez r[espondere] tr[es] sep[timanas] p[asche] [b]

Et dicunt vlterius quod Walterus Blount Miles dominus Mountgey nuper fuit seisitus in dominico suo vt de feodo de duobus Mesuagiis et decc[m] [a] virgatis terre arrabilis et annuatim arrate in alaxston in Comitatu predicto qualibet virgata inde sex acras continente et de terris illis quinque virgate terre cum quolibet Mesuagio Mesuagiorum predictorum in Cultura ocupari et ad firmam tradi consueuerunt a tempore de quo non exstat memoria predictusque Walterus sic de tenementis illis seisitus existens secundo die Decembris anno regni domini Regis nunc primo Mesuagia illa devastari et in decasum fore voluntarie permisit et sic adhuc existit [c] terras que predictas a seminacione granorum in pasturam animalium Conuertit et illas sic adhuc tenet et possidet et inde [seisitus] [d] existit in forma predicta ob quas causas tria aratra deponuntur et numerus decem et octo personarum a laboribus et mansionibus suis ibidem recedere compellebantur tenementa que illa tenentur [de Comitatu [d]] huntingdon et valent per annum viginti et octo libras.[1]

Et dicunt quod Georgius hastynges de partibus borialibus [c] in anglia in iure Iohanne vxoris sue et Nicholaus Mountney in iure Margarete vxoris sue [2] nuper fuerunt seisiti in dominico suo vt de feodo de sex Mesuagiis et sexaginta acris terre arrabilis et pasture in Estwell in Comitatu predicto et sic seisiti decimoseptimo die Nouembris anno regni predicti nuper Regis decimo sexto permiserunt Mesuagia predicta devastari et in decasum fore et sic adhuc existere ob quod tresdecim persone ibidem minuuntur et tenementa illa tenentur de [e] et valent per annum . . [f] libras etc.

Caluerley† scr[ibat] Jef[son] r[espondere] Oct[aua] Joh[ann]is Bap[tis]te

Et dicunt quod Georgius Calverley armiger nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et quateruiginti acris terre arrabilis et pro seminacione granorum apte [et] [g] vsitate et cum Mesuagio predicto locate tradite et

[a] MS. partly illegible. [b] MS. *p.* [c] Sic. [d] Conjectural: MS. illegible. [e] Blank in MS. [f] MS. mutilated. [g] Conjectural: MS. mutilated.

[1] The rental value is here so extravagantly high, amounting to 9*s.* 4*d.* the acre, as to raise a suspicion that 'libras' is a mistake for 'solidos.'

[2] Lands held in right of the daughters and heiresses of Roger Brabazon, Esq., lord of the manor (Nichols, iii. 166).

ocupate in Skalford in Comitatu predicto et sic seisitus tenementa illa ante sextum decimum diem Ianuarii anno regni predicti nuper Regis henrici [septimi][a] vicesimo apud Skalford predicta dimisit ad firmam cuidam alicie Nobill vidue pro termino annorum adhuc durantium que quidem alicia de tenementis illis possessionata Mesuagia illa predicto sexto decimo die Ianuarii dicto anno vicesimo in decasum cadere et existere voluntarie permisit et sic adhuc fore permittit per quod sex persone que ibidem manere solebant ab[inde][b] recesserunt et vagarunt et tenementa illa tenentur de domino Rege vt de principalitate Wall[ie][c] et valent per annum quadraginta solidos.

Et dicunt quod Iohannes Waltham nuper fuit **seisitus** in dominico suo vt de feodo de vno Mesuagio et sexaginta acris terre arrabilis cum Mesuagio illo ocupari locari et tradi vsitate in Melton in Comitatu predicto et sic inde seisitus sexto die Nouembris anno regni Regis henrici septimi vicesimo Mesuagium predictum devastari et in decasum fore voluntarie permisit et adhuc permittit per quod quatuor persone que ibidem morabantur abinde transierunt et tenementa illa tenentur de [e] et valent per annum quadraginta solidos. vj(Membrane 23 E[xequatur] v[ersus][d]

Et dicunt quod Iohannes Constable Miles et [e] Twayt armiger et petrus Bygott nuper fuerunt seisiti in dominico suo vt de feodo de vno Mesuagio et quinquaginta acris terre arrabilis et vsualiter arrate et Culture posite et cum Mesuagio illo ocupate tradite et dimisse pro vsu iconomie in Melton in Comitatu predicto et sic seisiti secundo die Decembris anno secundo domini Regis nunc Mesuagium illud in ruinam et decasum cadere et sic existere voluntarie permiserunt et adhuc permittunt per quod quatuor persone a mansione sua ibidem recesserunt et tenementa illa tenentur de domino Rege et valent per annum viginti et sex solidos et octo denarios. Constable & al[iis] f[ac] scr[ibere[G[il]es r[espondere] Oct[aua] Ioh[ann]is Bapt[ist]e lxxx

Et dicunt quod [St]ep[hanus][f] Dalby tenet ad firmam et Dalby

[a] Conjectural: MS. illegible. [b] MS. illegible. [c] MS. *Wall.*
[d] MS. *E v.* [e] Blank in MS. [f] MS. partly illegible.

possessionatus existit duo[a] tenement[a] et terr[as] eis pertinen[tes][b] videlicet vnum Mesuagium et viginti acr[as] terre arrabilis cum eodem Mesuagio per henricum Brydon inde seisitum in dominico suo vt de feodo pro termino annorum [in][c] vsu iconomie locate et tradite in Muston in Comitatu predicto et aliud inde Mesuagium et sexaginta acr[as] terre arrabilis et arrature et seminacioni granorum vsitate et consuete cum eodem Mesuagio sibi locate et tradite per [d] Escott gentilman inde seisitum in dominico suo vt de feodo in Redmayn[1] in Comitatu predicto et predictus Stephanus de tenementis illis possessionatus predictum Mesuagium predicti henrici tercio die octobris anno sexto Regis henrici septimi et predictum aliud Mesuagium sexto die Marcii anno regni domini Regis nunc tercio devastari et in ruinam existere permisit et adhuc permittit per quod decem persone que ibidem suam moram diu continuarunt a suis mansionibus dolorose exierunt et tenementa illa in Muston et Redmayn predictis tenentur de [d] et predicta tenementa in Muston valent per annum tresdecim solidos et quatuor denarios et predicta tenementa in Redmayn valent per annum quadraginta solidos.

Ferrers scr[ibe]per Gillez r[espondere] mense Pasche

Et predicti Iuratores dicunt quod Thomas nuper Marchio Dorsett nuper habuit Custodiam Walteri Deuereux Militis domini Ferrers de Chartl[e]y [et][e] terrarum et tenementorum suorum racione minoris etatis ipsius Walteri pretextu Cuiusdam concessionis eidem nuper Marchioni per dominum henricum nuper Regem anglie septimum de custodia et . . . . .[f] idem que nuper Marchio de tenementis illis de hereditate predicti Walteri sic possessionatus secundo die Marcii anno regni ipsius nuper Regis decimo octauo decem virgatas terre arrabilis continentes in se Centum acras terre

[a] Sic. [b] Conjectural terminations. [c] Conjectural: MS. mutilated. [d] Blank in MS. [e] MS. partly illegible. [f] MS. illegible.

[1] Redmayn appears to be Redmild or Redmile near Muston, also called anciently Redmilne (Nichols, ii. 299). The number of persons ejected, being thrown together, has been distributed in the tables as (7) in the case of the 60 acres at Redmayn and (3) in that of the 20 acres at Muston.

ad anuum valorem quatuordecim librarum in Cottysbeche [1] in Comitatu predicto que ante tunc a toto tempore de quo memoria hominum non existit fuerunt [in vsu] [a] Culture posite sepibus inclusit et que terre sic incluse adhuc remanet [b] et in pasturam ouium et aliorum animalium conuertuntur et vse sunt per quod quinque aratra ibidem deponuntur [et] [a] triginta persone ibidem minuuntur [2] predictus que Walterus modo plene etatis de terris illis seisitus modo existit in dominico suo vt de feodo et terre ille tenentur de domino Rege etc.

Et dicunt quod predictus nuper Marchio racione titulo et forma predictis possessionatus de Custodia predicti Walteri domini Ferrers et ea racione possessionatus de octo Mesuagiis et octo Carucatis terre arrabilis et vsualiter arrate cum pertinenciis in Briscott et Navysby [3] in Comitatu predicto qualibet Carucata inde continente in se quadraginta acras terre et cum [vnoquoque] [a] Mesuagio Mesuagiorum predictorum vnam [b] Carucatam terre continentem in se vt supradictum est quadraginta acras terre in iconomia vsitatam et predictus nuper Marchio sic de predictis tenementis possessionatus octauo die octobris anno regni predicti nuper Regis quintodecimo predicta tenementa sepibus et fossatis inclusit et a terris seminatis et in vsum iconomie vsitatis sep[arauit [4] et] [c] **modo** de tenementis predictis habet possessionem etc. F. vj (Membrane 24)

Et dicunt quod omnia et singula predicta Mesuagia domus et edificia que superius in hac inquisicione per eosdem Iuratores de et pro ruina decasu et vasto in eisdem Mesuagiis domibus et edificiis permissis factis perpetratis siue habitis

[a] Conjectural: MS. illegible. [b] Sic. [c] Conjectural: MS. partly illegible.

[1] Now Cottesbatch.

[2] I have not inferred a destruction of houses from the displacement of thirty persons, for reasons given in *Trans. R.H.S.* 1893, p. 161.

[3] Qu. Brascote and Naneby, near Market Bosworth (Nichols, iv. 824; Burton, p. 195).

[4] The MS. does not explicitly state a conversion to pasture, but its recital that the inclosed land was set apart from the land kept 'in usum iconomie' seems to imply it. It is also to be observed that all the larger areas are cases of conversion. Cf. the form in Bagrave, p. 229, *supra*. See further General Introduction, pp. 31–37, *supra*.

presentantur ita ruinose et vastate existunt et quo[d]libet [a] eorundem existit quod id illorum Mesuagiorum domorum et edificiorum quod superest siue ibidem remanet non sufficit ad manutenenciam iconomie et Culture que de terris arrabilibus cum Mesuagiis domibus et edificiis illis requiruntur et fieri deberent.

Et Iuratores predicti dicunt quod omnia predicta decasus ruine Mesuagiorum inclusiones terrarum arrabilium et conuercio inde in pasturam animalium ac diminucio populorum et quamplurima alia supradicta per eos superius presentata facta perpetrata et permissa sunt et a diu fuerunt contra formam diuersorum statutorum inde editorum ac regni domini Regis depauperacionem et populi sui diminucionem ecclesiarum que desolacionem et ad magnum dampnum populi domini Regis in Comitatu predicto et partibus vicinis predicto Comitatui Commorantis ac in malum et pernisiosum exemplum aliorum in consimilibus casubus delinq[uentiu]m[b] se disponentium nisi cicius in hac parte de premissis prouideatur remedium congruum.

lxxxij In cuius rei testimonium tam sigilla predictorum Commissionariorum vni parti presentis Inquisicionis cum predicto Roberto Borowe primo Iuratorum predictorum remanenti quam sigilla predictorum Iuratorum alteri inde parti prefatis Commissionariis per ipsos Iuratores deliberate sunt appensa.

Data apud lutterworth predictam predicto vicesimo septimo die augusti anno regni Regis henrici octaui nono supradicto.

[a] MS. illegible. [b] MS. *delinqm.*

LINCOLNSHIRE

INTRODUCTION.

THE Commissioners for Lincolnshire [1] were all assembled upon the occasion of these presentments, September 15, 1517. The Dean of Lincoln was John Constable, LL.D., formerly Archdeacon of Huntingdon, who succeeded Wolsey as dean in 1514, and may be taken to have been the special representative of his policy. He had been Treasurer of Lincoln Cathedral in 1512 ('S. P. Dom.' H. VIII. i. 3515). In 1514 he had been presented to the living of Fulbeke, Linc., which he resigned in the following year (*ib.* 5062, *id.* ii. 251). He died Dean of Lincoln in 1528. (Le Neve, 'Fasti,' ii. 34.)

The Warden of Tattershall was Henry Hornby, Master of Peterhouse, Cambridge, 1509–1517. Having been her secretary,[2] he was selected as executor of Margaret, Countess of Richmond, so great a benefactress to that university ('S. P. Dom.' H. VIII. i. 406, 5296, ii. 688, 3183). He had in 1496 been appointed prebendary of Southwell, and held the prebend till his death (Le Neve, 'Fasti,' iii. 435), as also a prebend at Lincoln (*ib.* ii. p. 193). On November 13, 1509, he was appointed on the Commission of Sewers for Lincolnshire, Notts, Northants, Hants, and Cambs ('S. P. Dom.' H. VIII. i. 663). In 1515, when named for the same service, he is styled 'warden of Tatishale' (*ib.* ii. 495), and in 1516 'keeper of Tattursall College' (*ib.* 1444). He died in 1518 (Le Neve, *ll. cc.*). Sir William Tirwhit was in favour at court, having received a grant of lands from the king in 1515 ('S. P. Dom.' H. VIII. ii. 1363). He was sheriff of Lincolnshire for 1517–18, the year after this inquiry (*ib.* 3783).

[1] See on p. 248.

[2] Churton's *Life of Bishop Smyth*, pp. 120–21.

Sir Robert Dymmock was Treasurer at War 1512–14 (*ib.* i. 3236, 4310, 4374, 4421, 4477, 4534, 5295, &c.). He served as sheriff of Lincolnshire, in 1515–16, being pricked on November 7, 1515 (*ib.* ii. 1120). In a document dated July 3, 1516, he is described as 'Sir Robert Dymmock of London knight, otherwise R. D., late of Screlby, Linc., alias R. D., late of Methlay, Yorks, late sheriff of Lincolnshire,[1] alias R. D. of London, mercer, alias merchant of the Staple of Calais' (*ib.* 2125). He must, therefore, have been discharged the office (see 17 E. IV. c. 7).

The county histories of Lincoln are so imperfect that it has not been possible to verify the status of the inclosers. The MS. itself, however, mentions such as are tenants together with the names of their landlords in some cases, as in Asseby next Horncastell, Tynton Inferior, Over Tynton, &c., from which it is permissible to conclude that others not so specified were either freeholders or lords of manors—generally the former.

The Returns for Lincolnshire are jejune in the extreme. It is not that, as in Essex, only a small area is comprised, but that the inclosures are insignificant in extent. The entire acreage returned is only 471 acres, involving the eviction of 41 and the displacement from employment of 5 persons.

A comparison of Tables II. and III. shows that the certificates were sorted for transcription with some (though very ineffective) attempts to arrange them under the divisions

[1] 'Les lettrez patentz du Roy par lez quels ascune tiel Viscount est fait portent date pluis communement le vj jour du mois de Novembre & coement que il soit que novels Viscountz soient annuelment esleux en lendemayn dez toutz almez,' etc. 12 E. IV. c. 1. The Domestic State Papers show that November 6, or a day very close to it, was that customary in Henry VIII.'s reign. At that time and at an earlier period, the sheriffs appear to have entered on office at Michaelmas (Madox, *Firma Burgi*, pp. 148, note d, 173, note y, &c.). But a sheriff did not vacate until he received a letter of discharge, and this was often delayed (17 E. IV. c. 7). If Dymmok was in July 1516 late 'sheriff,' he must have been discharged before the expiration of his term. The original MS. is quite clear, 'alias dicto Roberto Dymmok nuper vicecomiti comitatus nostri Lincoln militi' (MS. R.O. 'S. P. Dom.' H. VIII. ii. 2125).

of the county. In the case of the last entry, that of Bag Enderby, it is probable that this was erroneously supposed to be in the Soke of W. Bolingbroke, to which Mynyngesby belongs, since all the other places entered under the heading 'Sokes of Bullingbroke and Horncastill' are in one of those divisions. It was clearly so returned by the jury, but as no area of land is entered as inclosed there, the point is of no statistical consequence. All the areas returned are in the Parts of Lindsey. Leland tells us that there were in his day 'good Whete and Benes in most Paroches of the low Marsche yn Lindesey, but little Barle as yn stiffe Clay grounde,' and that there was 'no Woode yn the Low Marsche of Lindesey.'[1]

The preamble to the Returns is noticeable in that it appears to regard as the main subject of investigation the inclosure of arable land and not conversion to pasture. As a matter of fact, the inclosures to pasture are 59·4 per cent. of the whole area returned. Nevertheless, the inclosing movement cannot be said to have sprung into vigorous life in Lincolnshire, and the Table 'Yearly progress of inclosures' shows that none are returned earlier than 1499. The part played by ecclesiastics in the agricultural change was considerable. The total percentage of ecclesiastical to lay land inclosed is 48·51 to 51·48. This is higher than any county in these Returns. The percentage of evictions and displacements from labour is very much the same, viz. 47·82 on ecclesiastical as compared with 52·17, on lay land; but an analysis distinguishing evictions from cases of displacement from employment turns the scale in favour of the ecclesiastics, who show a lower percentage of evictions (46·34) and a higher percentage of mere displacement than the laity.

The proportion of the areas in the hands of freeholders whether lay or ecclesiastical is considerably greater than that in the hands of lords of manors, being in the first case 83·77, and in the second, 85·07 per cent. In an analysis of the electorate for 1837 the 'Parliamentary Gazeteer' records that in Lindsey there were 6,564 freeholders, being more than

[1] *Itinerary*, vii. fo. 58.

twice the number (3,053) of occupying voters. It has already been noted that in counties such as Berks, Essex, as also in Bedfordshire, where the freeholders' inclosures preponderate over those of the lords of manors, the proportion of inclosed arable is large. Lincolnshire is no exception to this. No copyholds or leaseholds are mentioned.

The Tables VI. and VII. of the fully returned counties, showing the evictions and displacements from labour &c., cannot be profitably constructed in the case of Lincolnshire, since in the absence of any detailed information whatever as to the numbers of inhabitants of the ruined dwellings the tables would necessarily be inferential only. The status of actual inclosers is sufficiently shown in Table I.[1]

Nor is it possible to construct a satisfactory table of the average area of holdings, for the inclosures of one acre do not warrant an inference that this was the entire area of the holding.

In no case is the number of inhabitants of a messuage &c. given, nor those associated with an aratrum. Table IX., which appears in the other counties, is therefore necessarily omitted, as well as that part of Table X. which relates to the number of persons. As no Rental Values are returned, Tables XI. and XII. are also necessarily omitted.

The data for the areas to be assigned to a dwelling-house are exceptionally scanty. The average in the case of property in the hands of lay freeholders is 12 acres, upon farm tenancies held from laymen 14 acres, and in those held from ecclesiastics roughly 22½ acres. This last average is, however, raised by one isolated case of an area of 60 acres and were this excluded the average would be 13·5 acres or 13½ acres, nearly approximating to the two former averages. In Lincolnshire the various designations of messuage, tenement, and house, are attached to the dwelling. The messuages give an average of, roughly, 14½ acres ; and to the one house returned 8 acres are assigned. This last case need not be considered, as it is the only case in the Inquisition for

[1] But see p. 4, *n.* 1, *supra.*

this county. There are five tenements with 114 acres in all attached, which gives an average of 22·8 acres, or roughly 22½ acres to a tenement, But this average is disturbed by two extremes—the tenement at Sturton already referred to with 60 acres, and one at Candilsby held with 4 acres. The remaining three cases have 50 acres assigned to them, an average of 16·6 acres to a tenement. All the dwellings taken together (excluding the one house) to which areas are assigned, number 8 to 158 acres, an average of 19·7 acres, or roughly 20 acres each. On the whole, therefore, I have thought it best, though not without hesitation, to apply this general average to each of the cases in which, whether under the name of messuage or tenement, the area is left by the MS. to inference. A 'cotage,' as frequently in the Returns, has no land assigned to it.

Lincolnshire, like Essex, returns no Rental Values.

INQUISITION OF 1517

LINCOLNSHIRE

(Membrane 85)

Candilsh hill and Gartre.

lincoln

THIS Inquisicion takyn at the [Ca]still[a] of lincoln the Tewysday the xvth day of September the ixth yere of the Reigne of kyng harry the eght before the Dean of the Cathedrall chirch of Lincoln The Warden of Tatesshall Sir William Tirwhit and Sir Robert Dymmock Knyghtes commyssioners of oure Souereigne lord the kyng in the Countie of lincoln to enquere of Dekeys of howses hamlettes and Errable landes enclosid by hedgys Dikes or other Inclousours and also of parkes new maid or enlargied in the Countie aforesaid frome the fest of Saynt Mighell the archangell the iiijth yere of the most nobie lord harry last kyng of England the viith most derest father of our Souereigne lord the kyng now by the othes of Robert Craycroft Symon Dawson Thomas Whittyng William ynkson Iohn palmer Robert Warnde Iohn Eland Thomas aby George hubbletherne Robert Foston Iohn park Iohn Drane Iohn Iohnson Thomas lech Iohn Rissheby Iohn Bones of Buknall and Iohn Bones of Tateshall which say apon their othes

Tatesshall

That harry horneby warden of Tatesshall[1] the first day of May the vjth yere of the Reigne of our Souereigne lord kyng

[a] MS. mutilated.

[1] The first entry sufficiently disposes of the charge of partiality, so far as the County of Lincoln is concerned, the inclosure being by one of the commissioners who took the presentments. See as to the impartiality of the Commissions generally, *Trans. R.H.S.* 1892 pp. 179, 180.

harry the eght at Tatesshall in the Countie aforesaid hath enclosyd xx^{ti} acres Errable land with hegges and dykes in to thre Closes of pasture wherof the one is callyd Woodcroft and conteynyth eght acres the other is callyd North Croft and conteynyth x acres and the third Close conteynyth ij acres and is in the Tenour of Robert Grubbe and the owner of the same is the said warden and no howse nor beildyng desolate nor in dekey by reason of the said enclosure.[1]

Item Robert Sawer late of Tatesshall deceassid the day and yere abouesaid at Tattesshall aforesaid in the Countie aforesaid one acre of Errable land with hedgyng and Dikyng in to pasture hath enclosyd and it so enclosid the warden of Tatesshall and phelip Tyndaill occupieth and holdith and the owner therof is harry Monke and the said warden.

Item Thomas aby[2] of Tatesshall the day and yere aboue at Tateshall aforesaid in the Countie aforesaid vj acres errable land in a place callid Woodcroft with hedgyng and dikyng hath enclosid in to pasture and it so enclosid haldith and occupieth and the owner of the same is the said Thomas aby.

Item Iohn Thirlebeck of Tatesshall the day and yere abouesaid at Tatesshall aforesaid in the Countie aforesaid one acre Errable land in Wood Croft aforesaid with hedgyng and dykyng hath enclosyd in to pasture and it so enclosyd haldith and occupieth and the owner therof is the said Iohn Thirlbeck.

Item Robert Reekerey of Tatesshall the first day of May the xviijth yere of the Reigne of kyng harry the vijth at Tatesshall aforesaid in the Countie aforesaid one acre of Errable land with hedgyng and dikyng hath enclosid in to pasture and it so enclosid haldith and occupieth and the owner of the same is the said Robert and no howse nor

[1] This is in effect one act of inclosure, although the area was converted into three several fields. The college does not appear to have held a manor here (Tanner, *Not. Monast.* p. 286). The manors both of Tatteshall and Tatteshall Thorp belonged to the Abbey of Kirkstead (Dugd. *Monast.* v. 423).

[2] One of the jury. See above.

Beldyng desolate nor in dekey by reason of any of the aforesaid enclosurs.

Tatesshall Thorp

[Item][a] Iohn Chapman of Tatesshall thorp the first day of May the xvjth yere of the Reigne of kyng harry the vijth at Tatesshall Thorp in the Countie aforesaid iij acre of Errable land with hedgyng and dikyng . . . . . .[b] in to pasture hath enclosyd and it so enclosyd haldith and occupieth as pasture and no howse nor beildyng desolate nor in dekey by reason of the said enclosure.

Tumby

[Item][a] that harry horneby the warden of Tattesshall [1] the first day of May the vjth yere of the Reigne of kyng harry the eght at Tumby in the Countie aforesaid fyve acre Errable land with hedgyng and dykyng hath enclosid in to pasture and it so inclosid haldyth and occupyeth and the owners of the same is the said warden Roger Butler of hauerynghan and Thomas Browne of Tumby neuerthelesse the said warden occupieth the said pasture in dymynucion of the Tilth of the said Roger and Thomas Browne without Iust title.

Rughton [2]

[Item][a] that the predecessour of Iohn the abbot of Kirkesteyd [3] nowe the first day of May the xvjth yere of the Reigne

[a] Conjectural: MS. illegible. [b] MS. illegible.

[1] The Warden appears to have been only a freeholder here (Tanner, *l.c.*). Perhaps his wealth and social importance enabled him to encroach upon his smaller neighbours. As the Warden clearly asserted an exclusive right here, I have tabulated him as the sole owner and incloser.

[2] Now Roughton.

[3] 'John Abbot of Kirkesteyd' was John Rawlynson, whose name occurs, according to Dugdale, in 1504. The incloser was probably Thomas (surname unknown), who occurs in 1504, the last known predecessor of whom was Richard Herbotyl, who occurs in 1467 (Dugd. *Monast.* v. 417). The abbots do not appear to have held the manor, though they had a considerable property at Roughton (*ibid.* 424).

of kyng harry the vij[th] at Rughton in the Countie aforesaid in a place callid Rughton Rawes xvj acres of Errable land with hedges and Dikes hath inclosid in to pasture and it so enclosid haldith and occupieth in desolacion and dekey of Tillage ther and dymynucion [of t]he[a] tith[1] to the perso[n th]eir.[b]

Marton[2]

Item that the prioresse of Staynfeild the predecessoure of the prioresse now[3] the ij[de] day of May the ij[nd] yere of the Reigne of kyng harry the eght at Marton aforesaid in the Countie aforesaid iij acres Errable land with hedges and dykes hath inclosyd in to pasture and it so inclosid haldith and occupieth and no howse nor beildyng is desolate nor in dekey by reason by the said enclosure.

Screvylby (Membrane 86)

Item that Sir Robert Dymmock knight the first day of May the xix[th] yere of the Reigne of kyng harry the vij[th] at Screvilby in the Countie aforesaid hath enclosid xiij acre Errable land with hedgyng and Dykyng in to pasture in two Closes wherof the one conteynyth vj acre and the other vij acre which is of his owne demean land and it so enclosid

[a] Conjectural: MS. illegible. [b] Conjectural: MS. partly illegible.

[1] This diminution of the parson's tithe illustrates a complaint made in a contemporary document, which calculates that upon an average produce of 2½ qrs. of wheat per acre, tithe, when wheat is 6*s.* 8*d.* a quarter is 20*d.*, which when the expenses of cultivation (13*s.* 4*d.*) have been subtracted from the gross value of the whole produce (16*s.* 8*d.*) leaves 3*s.* 4*d.* to be divided between husbandman and curate; so that tithe amounts to half the net produce at least. The rate of tithe on pasturage, on the other hand, is only 8*d.* on six acres (MS. B.M. Cleop. F. II. 241; Gaird. *L. & P.* vi. 122).

[2] Probably Morton iuxta Horncastle, of which the priory held the manor (Dugd. *Monast.* iv. 311). This is in the immediate vicinity of the places before and after mentioned.

[3] The name of the inclosing prioress cannot be definitely ascertained the list being very imperfect. 'The prioresse now' was perhaps Elizabeth Bareby, whose name occurs in 1520 (Dugd. *Monast.* iv. 311).

haldith and ocupieth and no howse nor beyldyng desolate nor in dekey by reason of the said enclosure.

Buknall [1]

Item that Thomas Bell of Buknall frome the first day of May the xxiij^ti yere of the Reigne of kyng harry the vij^th vnto the day of this Inquisicion at Buknall in the Countie aforesaid hath had and occupyed in ferme ij meases of the abbot of Crowland and to the one howse is belongyng xij acre of Errable land and to the other howse other xij acres and the one of them is now in Dekey and wastid and no man dwellyng therapon in dymynucion of the kyngs people.[2]

Sturton [3]

Item that Robert Bartilmew of Sturton frome the first day of May the xx^ti yere of the Reigne of kyng harry the vij^th vnto this day of this Inquysicion at Sturton aforesaid in the Countie aforesaid hath had and ocupyed to f[erm]e [a] iij Tenementes and to the one of them is belongyng x acres of Errable land and to the other is belongyng xx^ti acres Errable land and the owner of them is the ar[4] . . .[b] of lincolne and as to the third tenement is belonging lx acre Errable land and the ow[ner][a] thereof is the [abb]ot[c] of

[a] MS. mutilated. [b] Conjectural: MS. illegible. [c] Conjectural: MS. mutilated.

[1] The Abbey of Croyland does not appear to have held any land here at the Dissolution (Dugd. *Monast.* ii. 91). The property was presumably freehold.

[2] A comparison of all the counties returned excepting Essex shows that the average number of inhabitants to a messuage in the case of farm tenancies on ecclesiastical land is 5 (p. 49, *supra*). But the average area of such tenancies is 33 (33·2) acres. This gives [2] inhabitants to this messuage.

[3] By the above reasoning the destruction of these three tenements involves the eviction of [2], [3] and [9] inhabitants respectively. This and other calculations are upon the assumption that a tenement is not practically distinguishable from a messuage.

[4] 'The ar . . . . of Lincoln.' Qu. Archdeacon. In the absence of better evidence I have so tabulated it.

Kirkesteid [1] and now all thre Tenements aforesaid [are] [a] dekeyd and no man dwellyng in them in dymynucion of the kynges leage people.

Myntyng

Item that Richard R[awcitur] [a] of Myntyng deceassid the first day of May the vjth yere of the Reigne of kyn[g harry] [b] the vijth at Myntyng in the Countie aforesaid xx^{ti} acres of Errable land of [the la]ndes [b] of the prior of Modentgrace [2] with hegges and Dykes hath enclosid in to pasture and wherof the one of them is callid Ravyns Weng conteynyth xij acre and th[e other] [a] conteynyth viij acres and them so enclosid haldith and ocupieth in dekeyeng of . .[c] plogh [3] and now in the tenour of Richard Rawcitur son of the said Richard.

Candilsby

Item that William Mewson of Candilsby the first day of May the xxj^{ti} yeres of kyng harry the vijth at Candilsby in the Countie aforesaid hath and occupieth ij tenementes of his owne landes and to the oon [of] [a] them is belongyng xx^{ti} acres Errable land and to the other iiij acres and the said how[se to t]he [d] which is belongyng xx^{ti} acres is now desolate and in dekey in dymynucion of the ky[ngs people]. [a] [4]

[a] Conjectural: MS. illegible. [b] Conjectural: MS. mutilated.
[c] MS. illegible. [d] Conjectural: MS. partly illegible.

[1] The Abbey of Kirksted did not hold the manor (Dugd. *Monast.* v. 423).

[2] The 'prior of Modentgrace' is the prior of the Carthusian Priory of Mountgrace, Yorks, which held the manor (Dugd. *Monast.* vi. 22).

[3] Here by the putting down of a plough certain persons are displaced from labour. The average number of persons attached to an aratrum in Berks, Oxon and Warwickshire (p. 54, *supra*) upon farm tenancies of ecclesiastical land is 5. But this number belongs to an area of 32 acres, which would give [3] as the number here displaced from labour. I adopt [3] as the number here.

[4] The average number of inhabitants to a messuage in seven counties upon the estate of freeholders holding land in hand is 5 (p. 49, *supra*). But this is associated with 38 acres, which would give 3 (2·63) as the number here. I adopt [3].

[Item][a] that the president of Mawdleyn Collegh of Oxforth[1] the first day of May the second yere [of th]e[a] Reigne of kyng harry the eght at Candilsby aforesaid in the Countie aforesaid xij acres Err[abi]ll[b] land with hedges and dikes hath enclosid in to pasture to the vse of the said Collegh and it so enclosid haldith and occupieth and no howse nor beldyng desolate nor in dekey by the said Closure.

Asby iuxta partiney[2]

[Item that][a] William Sandon of Asby the first day of May the xx^ti^ yere of the Reigne of kyng harry the [vij^th^ at asby in the][a] Countie aforesaid vij acres of Errable land of his demean land longyng[c] . . . . . es and Dikes hath inclosyd in to pasture and it so enclosid haldith and oc[cupieth] . . . . ng desolat nor in dekey by reason of the said enclosure . . . . . asby aforesaid the day and yere abouesaid had yn ferme of the said . . . . . aforesaid one mease and xx^ti^ acres of Errable land the said William . . . . . hath dymysid and lettyn emonges other of his tenementes so that the . . . . . and dekeyd in dymynucion of the kynges people[3] and the said William . . . . the same . . . . . Drybe the first day of May the vj^th^ . . . . . the Countie aforesaid

[a] Conjectural: MS. mutilated. [b] MS. mutilated.

[c] All the spaces following to the end of membrane 86 represent mutilations of the MS.

[1] Magdalen College held the lordship of the manor, which is near Wainfleet, the home of its founder (Allen, ii. 147).

[2] Still called Ashby-by-Partney, otherwise Ashby East. The family of Sandon were, as the recital shows, lords of the manor (Allen, ii. 147). The second entry is imperfect, but appears to record the decay of a messuage and the conversion to pasture, though this is less certain, of 20 acres. The sixth year, to go by the inclosures immediately preceding, was probably that of Henry VIII. (1514).

[3] The average number of inhabitants in three counties (p. 49, *supra*) to the messuage of a farm tenancy of lay land is 6. But this is associated with 46 acres, which would give 3 (2·6) as the number here. I adopt [3].

The verdicte of the Iury For the Sookes of Bullingbrok and horn [c]astell[a] (Membrane 87)

Inquisicion taken at Lincoln the xv^th^ day of September the ix^th^ yere of the Reigne of our souerain lord king henry the viij^th^ befor Iohn Constable Deane of the Cathedrall Church of Lincoln henry horneby Warden of the Colage of Tateshall Sir Robert Dymmok and sir William Tirwhit Knyghtes Commyssioners of our said souerain lord [b] ~~king Henry the eght~~ [b] in the Counties of Lincoln and Rutland assigned to enquere of decaies of hovsses hamlettes and arrable landes enclosed by hegeyng and diking or otherwise Also of parkes made of new or parkes enlarged in the Counties aforesaid from the fest of Saint Michell tharkaungell in the iiij^th^ yere of the Reigne of the most noble lord king Henry the vij^th^ late king of Englond a[n]d[c] most derest fader of our said souerain lord the king that nowe is by the othes of Thomas Staynes gentilman Thomas Sherp Robert Smyth Thomas Mynting William Tomson William Paulyn Richerd horsley Brian parker Walter Kelsay Richerd Puttvill Iohn Valentyne Stephen Teilby Thomas Saunder William Waynflet Thomas Grene and Thomas Wright sworne which say vpon ther othe3 Lincoln

that Thomas Symkynson of assheby next horncastell husbondman haith enclosed viij acres of land arrable in the said Towne which is my lord of Saint Iohns ground and is now in the occupieng of the said Thomas Symkynson and was so enclosed in the eght yere of the Reigne of the said king henry the vij^th^ by reason wherof a house and a plowghe[1] is decaied in the same Towne. Asseby

Also thei say that a messuage in Asseby[2] beforesaid and

[a] MS. mutilated. [b-b] Thus struck through in MS.

[1] The reasoning in the case of Asby iuxta Partiney (on the preceding page) gives rather more than one inhabitant. The application of the average number of inhabitants to a plough on the land of lay lords of manors in six counties (p. 54, *supra*) gives the same result. I adopt [2] as a minimum number to a house.

[2] 'Asseby' (next Horncastell). Now West Ashby, or Ashby West.

other certen[a] houses to the same belonging[1] is decaied by Margaret Awngevyne and so lieth in decay[b] sith the xxiij yere of the said king henry the vij[th] by reason wherof a plowghe is also decaied.

ALSO thei say that the said Margaret Aungewyne hatth decaied an oder messuage in the said Towne called Watkynson tenure in the said xxiij yere and a plowghe is therby in decay likewise.[2]

ALSO thei say that Robert Symkinson of the same Towne husbondman enclosed iij acres arrable ground of the abbotes and covent of Tupholme[3] in the xviij yere of the said king henry the vij[th].

ALSO thei say that Thomas Tupholme of the sayd Towne yoman the xvj yere of the said king henry the vij[th] enclosed an acre of arrable ground in the Inham feld ther.

ALSO they say that the forsaid Robert Symkinson haith enclosed ij acres of arrable ground lieng in seuerall plattes in asscby aforsaid and vsith the same sith the xx yere of the said king henry the vij[th].

Horncastell

ALSO thei say that philip Stevenson of horncastell

[a] 'other' here struck out. [b] 'decay' interlined; 'day' originally written.

[1] This entry is peculiar, and can only be interpreted for statistical purposes as indicating one messuage, the houses being possibly 'out-houses.' This interprets 'to the same belonging' as referring to the messuage. The incloser was probably a freeholder, the parish being partly within the manor of Horncastle, which belonged to the bishops of Carlisle; nor does the name appear in any account of this place (Weir's *Horncastle*, London, 1820, p. 44; Allen ii. 98). Possibly Lord St. John was the lord of the manor of the rest of the parish.

[2] The average area to a messuage on the land of lay freeholders in Lincolnshire = 24 acres. The average Lincolnshire aratrum is no more than 14 acres. Both these areas are considerably below the general average (see pp. 49, 54, *supra*), but the Lincolnshire inclosures appear to have been on a small scale. I adopt [20] as the conjectural area in these cases. The reasoning in the case of Candilsby (p. 253, *supra*) gives [3] as the number of evictions here and in the preceding case.

[3] The Premonstratensian Abbey of Tupholme had considerable property here, the return at the Dissolution being 'reddit' assis' 7*l.* 9*s.* 6½*d.* Firma terr' 2*l.*' (Dugd. *Monast.* vi. 871).

merchaunt haith enclosed ij acres off arrable ground in the feld ther the xx yere of the said king henry the vijth.

ALSO thei say that Iohn Bullok of the same draper haith enclosed ther the vjth yere of the king that nowe is an acre of arrable ground.

ALSO thei say that a messuage in Tynton inferior[1] belonging to Iohn Richerdson of Wolton husbondman is decaid the xij yere of the said king henry the vijth and a plowgh is in decay by the same.[2] Tynton inferior

ALSO thei say that sir william Iohnson persone of the said Towne in the xijth yere of the said king henry the vijth enclosed v acres of arrable ground [a] which [b] William percelly of horncastell aforsaid mercer haith purchased.

ALSO thei say that William Bocher late of Tyneton forsaid gentilman The said xijth yere enclosed iiij acres of ground arrable in the same feld and Kateryn Bocher wif of the Thomas [c] takith the profittes of the same.

ALSO thei say that Thomas Edlyngson of Tynton forsaid husbondman haith in the said xijth yere enclosed iiij acres of ground arrable and sir lyon dymmok knyght haith the profites of the same.

ALSO thei say that Alen Madynwell late of the said Town haith sith the said xijth yere enclosed an acre of arrable ground and Iohn Eland of Stirton gentilman takith now the profites of the same.

ALSO thei say that Iohn Mynting late of over Tynton[3] husbondman sith the said xijth yere haith enclosed ij acres of land arrable of the busshopes of Carlele.[4]

ALSO thei say that Robert Smyth of lawer Toynton forsaid

[a] 'arrable' here struck out. [b] Apparently the words 'of lat' struck out. [c] Sic.

[1] Now Low Toynton.

[2] For the conjectural figures of area and evictions see note to Asseby, on preceding page.

[3] Now High Toynton.

[4] The manors of both the Toyntons belonged to the bishops of Carlisle (Weir, *Hist. of Horncastle*, London, 1820, p. 45).

the v^th^ yere of the Reigne of our said souerain lord that now is enclosed ij acres ground arrable in the same feld.

ALSO thei say that sir Lyon dymmok knyght haith in the first yere of the Reigne of our said souerain lord that now is enclosed at Maring of the hill [1] ij seuerall closes in seuerall feldes ther conteignyng aither close vij acres both xiiij acres late ground arrable.

ALSO thei say that the abbot and Convent of Cristede haith the xiij yere of the Reigne of the king henry the vij^th^ enclosed j acre and half of arrable grounde within the feld of Rughton [2] which ground belongeth to Saint Kateryn Guilde of horncastell.

ALSO thei say that the said abbot and convent the said xij^th^ yere haith enclosed iiij landes arrable [3] in the said feld wherof Richerd Burton of dovewode husbondman takith the profites.

ALSO thei say That Thomas Stanes of Haltham in the first yere of the Reigne of our said souerain lord that now is haith enclosed v acres ground in the said Towne wherof iij acres is arrable ground.

ALSO thei say that Robert Cooke of Marome [4] haith en-

[1] Now Mareham-on-the-Hill. The incloser was probably lord of the manor. Weir (p. 45) mentions that this place was anciently written Maringe and Mayring. 'Late ground arrable' implies conversion to pasture.

[2] Now Roughton. The Abbey of Kirkstead had considerable property here (Dugd. *Monast.* v. 424). This and the succeeding entry appear to indicate that the Abbot farmed. Cp. another inclosure four years later in the same place by the Abbot of Kirkstead (p. 250, *supra*). I can find no account of the Gild of St. Katharine at Horncastle, but have assumed it to have been an ecclesiastical corporation.

[3] I have taken the entry 'iiij landes arrable' as abbreviated for 'four acres of lands arable.' There is no parallel for regarding this as an inclosure of four plough lands, or aratra, and the small area of the Lincolnshire inclosures renders such an interpretation improbable. Note the 'five acres ground' of the next entry Cowel gives 'Landa, an open Field without Wood' (*Interpreter*, s. v.). For the purposes of Table IV. I have taken this entry as meaning that the Abbey held the land of R. B., a freeholder.

[4] Marun, Domesday. Now Mareham le Fen.

closed ij acres ground arrable in the same feld sith the xx^th^ yere of the said king henry the vij^th^.

ALSO they say that Richerd haryson late of the said Towne the xvj^th^ yere of the said king henry the vij^th^ decayd a messuage ther wherby a plowghe was decayd in lykewise.[1]

ALSO thei say that Flowr of in the Countie of Rutland Esquier and Staveley of have Iunctely enclosed vj acres arrable ground in halton next Spillesby[2] and so have occupied the same sith xviij^th^ yere of the said king henry the vij^th^. Bullingbroke Sook

ALSO thei say that Iohn Austyn of Steping[a] yoman haith enclosed by estimacion[b] viij^th^ acres in halton before said wherof v acres was arrable and was enclosed the vj^th^ yere of the Reigne of our souerain lord the king that now is.

ALSO thei say that the Abbot and Conuent of Revesby have decaied in Mynyngesby[3] a messuage in the xxij yere of the said king henry the vij^th^ wherby a ploughe is likewise decaied.

ALSO thei say that the heires[4] of George Gednay late of bagenderby gentilman have enclosed by estimacion vj acres of arrable ground and haith so ben enclosed sith the ij^d^ yere of the king that now is.

ALSO thei say that Ieffrey tillesley of Mareham haith decaid a cotage[5] in the said Towne of Enderby ever sith the iiij^th^ yere of our said now souerain lord.

[a] 'haith' here struck out. [b] 'by estimacion' repeated and struck out.

[1] The average area to a messuage in Lincolnshire on ecclesiastical land = 23 (22·8) acres. The average Lincolnshire aratrum = 14 acres. I adopt, as in a similar case at Asseby (p. 256, *supra*) [20] as a mean number here.

For the number [3] of evictions see note to Myntyng, p. 253, *supra*.

[2] Now Halton Holegate. The manor was held by Thorneton Priory (Dugd. *Monast.* vi. 325, 328).

[3] Now Miningsby. The Abbey of Revesby had lands here, but not the lordship of the manor (Dugd. *Monast.* v. 456).

[4] The mention of heirs here and in the last entry but one points to this as a freehold.

[5] I conjecture [2] to have been the number evicted, taking the average number of inhabitants evicted from cottages in the hands of lay freeholders n Oxon, see p. 52, *supra*.

ALSO thei say that the wardon of Tateshall haith enclosed by estimacion xiiij acres ground arrable in Mynyngesby forsaid and so haith vsed the same sith the xvij[th] yere of king henry the vij[th].

ALSO thei say that Iohn Standley of Stikford gentilman haith enclosed and laid to pastur an acre and a half of arrable ground in the same Town and haith vsed the same sith the xxij yere of the said king henry the vii[th].

ALSO thei say that henry Salter of Stikford [a] forsaid husbondman and Iohn lound of the same have Iunctely inclosed ther in the same feld xvj acres ground arrable in the first yere of our souerain lord that now is wherby a plowgh [1] is decaied in the same Towne.

ALSO thei say that the heires of hugh lound of the same Towne have enclosed in the feld ther vj acres arrable ground by estimacion and so haith occupied the same ground to pasture sith the xvj yere of the said king henry the vij[th].

ALSO thei say that Iohn Iewitson of the same Towne yoman haith enclosed and laid to pasture by estimacion ij acres of land arrable in the same feld euer sith the xx yere of the said king henry the vij[th].

And moreouer thei have nothing to say. god save the king.

[a] 'and' here struck out.

[1] Assuming this to be the joint action of two freeholders, perhaps feoffees to uses, the average number of persons assigned to a plough on land in hand of lay freeholders = 5 (p. 54, *supra*). But this associates the plough with the average area of 45 acres, whereas the Lincolnshire aratrum averages only 14 acres. These data would give here [2] persons displaced from employment.

NORTHANTS

INTRODUCTION

THE Table of Numerations indicates that the Returns of this county are sadly deficient. There is only one Hundred, that of Wymersley, from which there are no presentments at all, but those from the Hundreds of Guilsborough, Hamfordshoe, Navisford, Orlingbury, and Spelhoe are lamentably curtailed. These Hundreds were probably entered in the seven membranes missing.

The total area returned as inclosed is 8,638 acres, besides 7,097 acres ingrossed. Of this area 1,165½ acres were inclosed as arable, 7,251½ acres as pasture, and 221 acres for a park—*i.e.* for sport. Counting the 221 acres in the pasture area and omitting fractions, we get 86·5 per cent. of the total area inclosed to pasture, and 13·5 inclosed as arable. This nearly approaches the relative areas of arable and pasture in Bucks (18·5 to 81·5 per cent.). It shows a greater movement towards inclosure to pasture in Northants than in Berks, Bucks, or Oxon, though less than in Warwickshire. Northants and Warwickshire are in this respect antithetical to Berks.

The largest area returned is from the Hundred of Norton, (1,420 acres) towards the south-east of the county. This is followed by the Hundred of Spelhoe, a little to the north of it. In the third place comes the Hundred of Nassaburgh, including the Liberty of Peterborough, distinguished by the inclosures of the Abbots of that house. The Hundred of Norton, the inclosures returned from which amount to 6·43 per cent. of the total area of the Hundred, returns no inclosures

of arable. Similarly with the Hundred of King's Sutton in the extreme south-west of the county and the other Hundreds, Chipping Warden, also in the south-west, and Newbottle Grove in Mid-Northants, from which the returns are insignificant.[1]

The Table of the Progress of Inclosures shows us that from 1491–1500 inclosures both of arable and pasture increased at a rapid rate alike on lay and ecclesiastical property. The feature of this decade, however, is the increase of inclosed arable on lay land, amounting to no less than 525 per cent. The lay inclosers to pasture also were more active than the ecclesiastical, their rate of progress being 88·87 per cent., as contrasted with 45·4 per cent. This decade was one of low wheat prices, 5*s.* 0¾*d.* a quarter, as compared with 6*s.* 3½*d.* of the previous decade, 1481–90. These low prices were perhaps in part the effect of improved farming and increased inclosure of arable. From these facts, however, it would be unwise to draw too large an inference, the areas inclosed to arable being, after all, extremely small. The low prices of wheat possibly exercised some effect upon the lay inclosers of the following decade (1501–10), there being a decline by 70·58 per cent. of lay land. On the other hand, the ecclesiastical inclosures to arable increased at the rate of 464·70 per cent., but much stress must not be laid on this fact, the arable area so inclosed being only 192 acres. There was also a decline of inclosure to pasture by 56·27 per cent. on lay and 29·61 per cent. on ecclesiastical land, the total declines being 24·4 per cent. of arable and 48·47 per cent. of pasture inclosures. As the average price of wheat had risen since 1491–1500 from 5*s.* 0¾*d.* to 5*s.* 5½*d.* a quarter, this decline is not very intelligible. During the septennate 1511–17, we meet a phenomenon which has appeared in Oxfordshire. It must be premised that the decade 1511–20 was one of high prices, both of wool and wheat. Wool rose from

[1] Leland constantly notices the large extent of 'champayne ground' in Northants: *Itin.* i. fo. 12, Multon to Ketering; fo. 7, Welingburne to Northampton; fo. 7, Towcester to Wedon, &c.

4*s.* 5¾*d.* to 6*s.* 7¼*d.* a tod, while wheat rose from 5*s.* 5½*d.* to 6*s.* 8¾*d.* As might have been expected, inclosures both of arable and pasture increase considerably (149·12 and 42·68 per cent. respectively), but only upon lay land. Upon ecclesiastical land they diminish by 42·68 and 59·85 per cent. Was this due to fear that Wolsey as Chancellor would enforce the law with rigour against the religious houses?[1]

The percentage of the total inclosures due to ecclesiastical action or licence was 28·72, representing an area of 2,481 out of 8,638 acres. This is only slightly in excess of the 25 per cent. in Berks, but short of the 35 per cent. in Oxfordshire. The proportion of arable and pasture inclosed to the total arable and pasture was practically the same. But when we turn to the last part of the Table of 'Status of landlords responsible &c.,' we find, as in Oxfordshire and Berkshire, that the number of evictions from ecclesiastical land is higher than is warranted by the proportion of the area of ecclesiastical land inclosed, being 34·6 per cent., and reckoning evictions and displacements from employment together, 35·10 per cent. Nor can this be attributed to the action of tenants of ecclesiastical land, for the summary of the Table 'Status of actual inclosers' reveals an uniformly larger area per person evicted by lay than by ecclesiastical inclosers. We find the same results in the table 'Evictions and displacements from labour,' which excludes all inferred figures. The conclusion is scarcely to be escaped that in Northants the improving ecclesiastics dealt more hardly than lay landowners with their tenants. Foremost among these were the Abbots of Peterborough, responsible for the inclosure of 998½ acres and for the eviction of 100 persons who, according to the return of the jury, 'miseri facti sunt' (p. 275). The abbots' inclosures, it must be said in defence, were chiefly in the north-east part of the county, in which there is still much fen land. But the rigour displayed by them, and the tone of the jury upon the subject, conveys to our minds one of the reasons why the dissolution of the monasteries aroused so little opposition in England.

[1] Cp. p. 40.

The Table 'Number of inclosures and distribution of areas &c.,' shows us that of the land in hand of owners 69·44 per cent. was in the hand of lay owners, and 30·55 per cent. in the hand of ecclesiastical owners. This is rather a large proportion to be held in hand by ecclesiastics, being larger than their proportion (28·72) of the lands returned as inclosed. It is due to the activity of the farming Abbots of Peterborough. In this connexion, and illustrating the spirit displayed by the ecclesiastics of this county, it is to be noted that in contrast to Bucks, where ecclesiastical inclosures were relatively small, the copyholds are on lay land. The ecclesiastical copyhold would seem to have been merged in the competitive leasehold. In the same table we find a remarkable conformity between the average areas of inclosures by landholders holding land in hand, whether lay or ecclesiastical. The most noticeable difference is the 27 acres average of inclosure on lay farm tenancies, and the 11·5 acres inclosed on ecclesiastical land.

Adopting the area attached to a messuage as to some extent indicative of the standard of comfort, we note a remarkable correspondence in Northants between lay land, with its average of 46·29 acres, and ecclesiastical land, with its average of 47·2 acres. In contrast with Bucks and Oxon, the tenants of land in the hand of ecclesiastical lords were better off than those on land in the hand of lay lords of manors; but again, as in Berkshire and Oxfordshire, we find the holdings of ecclesiastical freeholders, though of respectable extent (33·2 acres), below the average area. Lay copyholders with 33·3 acres, were less well off than ecclesiastical leaseholders with 75 acres. Lay leaseholders only averaged 55·7 acres. In Northants it was not as in Berks and Bucks. The population was thicker upon ecclesiastical than upon lay land, being eight persons as against six. The lowest class of tenant, the cottagers, enjoyed an area of 5 acres on the demesne, as compared with 3 acres under lay owners. The ploughland was rather smaller (38·5 acres) on ecclesiastical than on lay land, where it was associated with

47·9 acres, but a slightly larger number of persons (7·7 to 7) was occupied upon it.

Upon turning to the Table of Rental Values, the impressions already formed of the hardness with which the ecclesiastics of Northants conducted the agricultural revolution finds ample confirmation. The total rental value per acre of ecclesiastical land is 1*s.* 4¼*d.*, as against 8¾*d.* for lay land. The ecclesiastical lords of manors having land in hand exact for arable and pasture respectively 9*d.* and 1*s.*, as against 6¾*d.* and 8¾*d.* for lay land. The ecclesiastical freeholder's rent for pasture (1*s.* 10*d.*) is more than double the 9¼*d.* of the lay landowner. As between the three classes, lords of manors, freeholders, and tenants, the land let by the first generally brings less than the land of the second, and this again less than that paid by tenants. We have had a parallel in Oxfordshire, also a county in which ecclesiastics were active as agricultural reformers, for the higher rentals exacted by them. It must be admitted, on the other hand, that the rentals of Northants were not among the highest, though higher in proportion to the price of its wool than either those of Oxon or of Berks, both counties which produced a superior clip.[1]

The text opens with Thornnoo, now Thornhaugh, in the Liberty or Hundred of Nassaburgh, also called the Liberty of Peterborough. It is obvious, therefore, that the lost presentments include part of this Hundred. Nevertheless, the entries of this Hundred are so numerous that it is a probable inference that not much, so far as this Hundred is concerned, has been lost. From the Hundred of Wymersley, which lies East of Northampton, and includes twenty parishes or other ecclesiastical divisions, no returns are made; so that here, too, a loss has probably been sustained. The returns for the middle district of the county comprised in the Hundreds of Rothwell (22 parishes &c.) and Guilsborough (17 parishes &c.) are also suspiciously scanty. A membrane after m. 67 and before m. 66

[1] In the assessment of 1450, Oxon and Berks wool is priced at 93*s.* 4*d.*, Northants wool at 80*s.* a sack (Rogers, *H. A.* iii. 783).

has been lost. Membrane 67 ends with Barby in the Hundred of Fawsley, and membrane 66 begins with Euerton in the same Hundred. But the arrangement by Hundreds is not systematic, and Bryngton, which precedes Barby, and Harleston, which succeeds Euerton, are in Nobottle Grove Hundred. This Hundred includes nineteen parishes &c., of which only three are mentioned in the Return. The Hundred of Fawsley has twenty-one parishes, &c., of which only two are entered. The probabilities, therefore, are that the membrane missing at this point contained inclosures in these two Hundreds. That not more than one membrane is missing here may be inferred from the contemporary marginal Roman numeration, which is O. xiiij at the end of the membrane now numbered 67, and xvj early in that now numbered 66. It is, of course, impossible to estimate the total number of membranes missing for this county; but it is to be observed that the first Roman number is vj, early in the membrane 75, which suggests the absence of five in this place. The officials who drew up the presentments for this county were exceptionally careful to identify the houses and frequently the areas dealt with, by the names under which they were commonly known.

INQUISITION OF 1517

NORTHANTS

* * * * * * [1] Northant[onia]

in Thornnoo [2] in Comitatu predicto et sic inde seisitus tercio- (Membrane 75)
decimo die aprilis anno regni predicti nuper Regis decimo octauo predictas triginta et quatuor acras terre arrabilis sepibus et fossatis inclusit et illas sic inclusas a Cultura in pasturam ouium et aliorum pecorum conuertit Et tenementa predicta valent per annum vltra reprisas duodecim solidos et quatuor denarios Et tenentur [3] de [a]

Et dicunt quod [a] abbas de peterborough [4] Peterburgh Gilles
nuper fuit et adhuc existit seisitus in dominico suo vt de feodo vj
in iure Monasterii predicti de triginta et quatuor acris terre arrabilis et annuatim arrari ac [b] vsitate in cultura et seminacione granorum consuete in Walton in Comitatu predicto et sic inde seisitus primo die augusti anno regni predicti domini Regis nunc henrici octaui secundo predictas triginta et quatuor acras terre que in cultura et occupacione agriculture a tempore de quo non existit memoria vsitate fuerunt in pasturam animalium conuertit et sepibus et fossis inclusit et illas sic adhuc tenet Et tenementa illa valent per annum triginta et duos solidos et octo denarios Et tenentur de domino Rege.

[a] Blank in MS. [b] Sic.

[1] The beginning of the returns for this county is missing.

[2] Now Thornhaugh.

[3] If the words 'et tenentur de' indicate the tenancy of a manorial owner, as in the Inquisition for Berks, the incloser would probably be Anne (Sapcote), wife of Sir John Broughton, lady of the manor (Bridge's *Northamptonshire*, ii. 595, ed. 1791).

[4] This incloser was Abbot Robert Kirkton, 1497–1526 (Dugd. *Monast.* i. 363). For other inclosures by him see p. 269, *infra*.

Et dicunt quod idem abbas nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii predicti de vno mesuagio et viginti et quatuor acris terre arrabilis et pro seminacione granorum apte et sic vsitate et que cum mesuagio illo dimitti tradi et occupari solebant in Walton in Comitatu predicto et sic inde seisitus secundo die augusti anno regni predicti domini Regis nunc primo Mesuagium predictum prosterni fecit et illud devastari voluntarie permisit per quod vnum aratrum deponitur et quatuor persone que ibidem manserunt exinde evaserunt Et tenementa illa valent per annum viginti et duos solidos Et tenentur de domino Rege.

Fitzwilliam f[iat] s[ub] p[ena]

Et dicunt vlterius quod Willelmus Fitz William Miles nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de duobus mesuagiis quorum vnum vocatur Ronewykis et aliud vocatur Maydyns et de Centum acris terre arrabilis et cultui vsitate et apte et que cum mesuagiis predictis dimitti et occupari solebant in Castir[1] in Comitatu predicto scilicet cum vtroque mesuagiorum illorum triginta acre terre arrabilis a tempore quo non exstat memoria occupate fuerunt et sic inde seisitus tercio die aprilis anno regni predicti nuper Regis quintodecimo predicta mesuagia racione insufficientis reparacionis eorundem in ruinam et decasum existere permisit et predictas Centum acras terre arrabilis cum aliis mesuagiis[2] ad Firmam dimisit ob quod decem persone que ibidem in mesuagiis predictis moram trahebant et circa culturam et occupacionem terrarum predictarum occupati fuerunt et victum suum circa ea lucrauerunt racione desolacionis mesuagiorum predictorum abinde recesserunt et in ocium

[1] Castre, Bridges ; now Castor. The manor was held by the Abbey of Peterborough (Bridges, ii. 498).

[2] 'Messuagium is properly a dwelling-house with some adjacent land assigned to the use thereof' (Cowel, *Interpreter* [London, 1701], s.v.). This implies, therefore, an ingrossing by the inclosing freeholder of at least two more holdings. The average area to a messuage on the land of lay freeholders in Northants = 47·4 acres, which would give 94·8 or, in round numbers, 95 acres ingrossed in addition to the 100 inclosed and consolidated. I have accordingly entered in brackets in the column of areas ingrossed [195] acres.

perducuntur Et tenementa illa valent per annum triginta et nouem solidos. Et tenentur de [a]

Et preterea dicunt quod predictus Willelmus Fitz William Miles nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de quadraginta et quinque acris terre arrabilis quarum viginti acre terre vocantur ladybroke et quindecim acre terre vocantur Odill et decem acre terre vocantur Barshanbehill que quidem quadraginta et quinque acre terre a tempore de quo non exstat memoria in cultura et seminacione granorum vsitate et occupate fuerunt in Castir in Comitatu predicto et sic inde seisitus quarto die Iunii anno regni predicti nuper Regis decimo predictas quadraginta et quinque acras terre a cultura et seminacione granorum in pasturam animalium conuertit que quidem quadraginta et quinque acre terre valent per annum viginti sex solidos et octo denarios Et tenentur de [b]

Et dicunt insuper quod Iohannes Rudde[1] Clericus Clericus[c] persona ecclesie de Castir nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure ecclesie sue predicte de vno mesuagio vocato Orton et triginta acris terre arrabilis et pro seminacione posite et apte et cum mesuagio illo locate et tradite in Castyr [2] in Comitatu predicto et sic inde seisitus quinto die Decembris anno regni predicti nuper Regis henrici vij duodecimo Mesuagium illud prosterni fecit ac devastari voluntarie permisit et predictas triginta acras terre arrabilis ab vsu seminacionis granorum et occupacione iconomie in pasturam conuertit et non ad agriculturam illas extunc sustentauit ob quod vnum aratrum deponitur et quinque persone que ibidem in occupacione et cultura tenementorum

[a] An erasure here, apparently of 'de domino Rege.'
[b] Blank in MS. Apparently 'de domino Rege' has been erased. [c] Sic: repeated.

[1] Incumbents: Mag. Henry Rudd, LL.D., 30 Apr. 1490; Dom. John Gayton, Pbr., 8 Dec. 1506 (Bridges, ii. 502). Note the discrepancy between the Inquisition and the Bishop's Registers, from which the above is taken.

[2] Castyr and Southorp bring up the area of Abbot Robert Kirkton's four inclosures to 124 acres. Southorpe and Castor are contiguous. The abbots had a summer mansion at S. (Bridges, ii. 476).

predictorum vixerunt et in mesuagio predicto manserunt propter causas predictas abinde recesserunt et in ociositate vita [a] sua [a] decetero duxerunt et Iohannes Gayton clericus de tenementis predictis modo seisitus existit Et tenementa predicta valent per annum nouemdecim solidos Et [b]

Gayton f[iat] s[ub] p[ena]

Et predicti Iuratores dicunt quod predictus Iohannes Gayton nuper fuit et adhuc existit seisitus in dominico suo vt de feodo vt in iure ecclesie sue predicte de viginti acris terre arrabilis vocate ladybroke et cultui annuatim vsitate et apte in Castyr in Comitatu predicto et sic inde seisitus sexto die Iulii anno primo domini Regis nunc terras illas a Cultura et iconomia in pasturam pecorum conuertit Et predictas viginti acras terre valent per annum decem solidos Et tenentur de [b]

Peterburgh F. vj. ex[equatu]r

Et Iuratores predicti dicunt quod [b] abbas Monasterii de peterborough nuper fuit et adhuc existit seisitus in dominico suo vt de feodo vt in iure Monasterii sui de triginta acris terre arrabilis vocate lytyldaly et pro seminacione omnium granorum apte et vsitate in Castyr in Comitatu predicto et sic inde seisitus septimo die Maii anno regni predicti nuper Regis quintodecimo predictas triginta acras terre arrabilis in pasturam animalium conuertit et sic deinde hucusque tenet Et tenementa illa valent per annum decem solidos Et tenentur de [b]

vij (Membrane 74) Peterburgh † †

Et predicti Iuratores vlterius dicunt quod [b] abbas Monasterii de Peterborough nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii sui predicti de vno clauso vocato moche Bette continente viginti et quatuor acras terre arrabilis et de vna acra terre vocate litill Bette et de quinque acris terre arrabilis in vno clauso et de sex acris terre arrabilis iacentis in clauso vocato sowbridgeclosse in Southorp [1] in Comitatu predicto que quidem terre a tempore de quo non exstat memoria in cultura et seminacione granorum vsitate fuerunt et sic inde seisitus idem abbas octauo die Octobris anno regni predicti nuper Regis vicesimo secundo diuersis aliis diebus inclusiuit [a] predictas

[a] Sic. [b] Blank in MS.

[1] See p. 269, *n.* 2, *supra.*

terras sepibus et fossis et illas sic inclusas in pasturam animalium conuertit per quod vnum aratrum deponitur et sex persone que ibidem occupari solebant abinde ob causas predictas cohertentur recedere que quidem triginta et sex acre terre sunt parcella Manerii de Southorpall Et valent per annum in omnibus vltra reprisas quadraginta et duos solidos et octo denarios Et tenentur de domino Rege

Et dicunt quod hugo phelyp gentilman nuper fuit seisitus in dominico suo vt de feodo de vno mesuagio et triginta acris terre arrabilis et cultui vsitate et apte in helpeston in Comitatu predicto que cum mesuagio illo tradi locari et occupari solebant et sic inde seisitus ante decimum diem Decembris anno regni predicti nuper Regis henrici septimi[a] apud helpeston predictam in Comitatu predicto tenementa illa dimisit [1] cuidam Iohanni Byrd gentilman pro termino certorum annorum adhuc durancium virtute cuius dimissionis idem Iohannes Byrd in tenementa illa intrauit et inde fuit possessionatus et sic inde possessionatus predicto decimo die Decembris anno domini Regis nunc primo predicto predictum mesuagium prosterni fecit et devastari et sic adhuc mesuagium illud existit terrasque predictas a Cultura et iconomia ad pasturam Ouium et aliorum animalium conuertit per quod vnum aratrum deponitur et sex persone que ibidem occupari solebant ea occasione a tenuris suis ibidem recesserunt et ociosi existunt ~~Et dicunt quod quidam~~ [b] ~~modo habet reuercionem feodum et statum tenementorum illorum predicti hugonis~~ [c] Et quod tenementa illa valent per annum triginta solidos Et tenentur de [b] phylip

Et dicunt quod Iohannes Byrd gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno mesuagio et viginti acris terre arrabilis et Cultui vsitate et apte et cum mesuagio illo locate tradite et occupate in helpe- Byrd scr[ibat] Gilles

[a] Sic: year omitted. [b] Blank in MS.
[c] 'Et . . . . . hugonis.' Thus struck through in MS.

[1] The incloser's lessor was a freeholder, the manor being in the family of Tyndale (Bridges, ii. 515). John Byrd, the incloser of the 30 acres here in his character of lessee, was also the incloser of the following 20 acres here in his character of freeholder.

ston predicta in Comitatu predicto et sic inde seisitus quartodecimo die Nouembris anno regni domini Regis nunc primo Mesuagium predictum prosterni et devastari fecit et permisit ob quod vnum aratrum deponitur et sex persone minuuntur Et tenementa illa valent per annum viginti solidos Et tenentur de domino Rege vt de Manerio suo de Torpell.

Russell f[iat] s[ub] p[ena]

Et dicunt quod quidam Ricardus Russell tenet ad firmam certas terras vocatas Nelysferme ad valorem [per][a] annum viginti solidorum[1] Et eciam alias terras tenet ad firmam vocatas Tyndallysmaner et ducentas acras terre ad valorem per annum decem marcarum et super vtramque eorum[b] vnum edificatur mesuagium per quod idem Ricardus predictum mesuagium super predictam firmam vocatam Nelysferme fore in ruinam et decasum permisit et adhuc permittit Et dicunt quod occasione predicta mesuagium et prosternitur in helpyston predicta et terre arrabiles in pasturam conuersis[b] et mutatis[b] et al[iarum][c] paruarum parcellarum in consimili modo ab iconomia in pasturam in help[d] helpyston predicta octo aratra deponuntur et quinquaginta persone abinde vagarunt et recesserunt victum et laborem querendos.[2]

Peterborough

Et predicti Iuratores dicunt quod [e] abbas Monasterii de Peterborough nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii sui predicti de subscriptis terris arrabilibus in villa de peterborough in Comitatu predicto et que terre a tempore de quo non exstat memoria annuatim arrate et pro seminacione granorum pre-

[a] Conjectural: MS. illegible. [b] Sic. [c] MS. *al.*
[d] Sic: at end of line. [e] Blank in MS.

[1] The area of this holding is not given. Upon the precedents of the rentals in the two preceding cases in the same place the area should be [20] acres, which is accordingly tabulated in square brackets. The totals of (8) ploughs and (50) persons evicted have been distributed accordingly, but in round brackets.

[2] The entry is by no means easy of interpretation. Apparently there were some other inclosures and conversions to pasture; but, since no other areas are given, I have judged it best to tabulate those of the text. The entry reappears in an abbreviated form, evidently by inadvertence, at the end of membrane 71: an evidence that these Returns were copied from separate certificates on parchment strips.

parate fuerunt quousque idem abbas terras illas sepibus inclusit et eas ab vsu iconomie in pasturam animalium conuertit scilicet decimo septimo die Marcii anno regni predicti nuper Regis henrici septimi decimo sexaginta acras terre iuxta le Ferme tunc ad valenciam triginta solidorum modo annui valoris Centum solidorum Et decimo nono die Marcii anno sexto decimo dicti nuper Regis decem acras [a] terre vocate Coldam tunc et antequam inclusionem fuerunt [a] annui valoris quinque solidorum et modo valoris sexdecim solidorum Et secundo die aprilis anno duodecimo eiusdem nuper Regis decem acras terre vocate Incleys ante inclusionem inde annui valoris quinque solidorum et modo racione eiusdem inclusionis annui valoris viginti solidorum Et racione inclusionis ill[arum] [b] predictus abbas sex Cotagia prosterni fecit et in decasum fieri permisit et viginti et quatuor persone ibidem minuuntur [1] Et quarto die Decembris anno octauo predicti nuper Regis quinquaginta acras terre vocate Newclose tunc annui valoris viginti et quinque solidorum et modo racione inclusionis annui valoris quatuor librarum Et sexto die Nouembris anno decimo predicti nuper Regis octo acras terre ante inclusionem quatuor solidorum et modo tresdecim solidorum et quatuor denariorum Et septimo die Ianuarii anno terciodecimo predicti nuper Regis octo acras terre tunc iacentis in Comuni et modo valoris sexdecim solidorum Idemque abbas ad diuersas alias vices quinque acras terre arrabilis inclusit annui valoris ante inclusionem trium solidorum et modo ad valenciam per annum decem solidorum.

Et dicunt quod predictus abbas nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii sui predicti de vno Mesuagio et quinquaginta acris terre arrabilis et arrari consuete singulis annis a toto tempore cuius contrarii memoria hominum non existit in peterborowe predicta in Comitatu predicto que quidem terra per totum eundem ter-

[a] Sic. [b] MS. *ill.*

[1] The 6 cotagia and 24 persons evicted appear to be distributed between the three inclosures of 60, 10, and 10 acres respectively, and are tabulated (in brackets) proportionately.

minum ad vsum iconomie et culture cum mesuagio illo locari
C. vij tradi et seminari consueuit et in quo quidem mesuagio
(Membrane 73) quidam **Belamy** nuper mansit et predictus abbas sic de
v[iij] j mesuagio et terris illis seisitus existens septimo die Decembris anno regni predicti nuper Regis vicesimo Mesuagium et terras sepibus inclusit ac mesuagium illud ad terram prosterni fecit et in ruinam fieri permisit et adhuc permittit et octo acras
viij inde in pasturam animalium conuertit et illis sic vsus est hucusque et ea de causa vnum aratrum ibidem minuitur et duodecim persone abinde ociose exierunt et victum et occupacionem querunt.

Et dicunt quod predictus abbas nuper fuit seisitus in dominico suo vt de feodo in iure Monasterii predicti de vno mesuagio et quadraginta acris terre arrabilis ad anuum valorem viginti solidorum in Peterburgh predicta in Comitatu predicto que terre cum mesuagio illo locari tradi et occupari solebant ac de duodecim Cotagiis et sex acris terre cum pertinenciis in Peterburgh predicta in Comitatu predicto et sic inde seisitus secundo die Ianuarii anno regni predicti nuper Regis secundo mesuagium terras et Cotagia illa vna cum vna acra terre parcelle Cimiterii ville predicte sepibus et palis inclusit et inparcauit ac mesuagium et Cotagia illa prosterni fecit et sic existere adhuc permittit et cum terris et tenementis et parte Cimiterii predictis parcum suum vocatum Meldesworth clargauit et feras in tenementis illis modo nutriat[a] et habet per quod vnum aratrum deponitur et quinquaginta persone que in mesuagio et Cotagiis predictis morari et permanere solebant abinde recesserunt et habitaciones alibi querere coartate fuerunt[1] ac quod magis dolendum est in Cimiterio predicto vbi corpora fidelium sepeliebantur et requiescuntur modo fit pastura ferarum etc.

[a] Sic.

[1] Distributed according to acreage, this would give, roughly, about 43 persons evicted from the messuage, and 7 from the 12 cottages, which is of course absurd. It is better, perhaps, to assign, as in the case of Peterborough above, 3 persons to each of the 12 cottages, and the remaining 14 to the messuage. The plough put down clearly belongs to the messuage and 40 acres.

Et dicunt quod predictus abbas nuper fuit seisitus in dominico suo vt de feodo in iure Monasterii sui predicti de viginti et quatuor acris terre arrabilis et culture apte et annuatim arrate in Peterburgh predicta in Comitatu predicto et sic inde seisitus sextodecimo die Iunii anno regni predicti nuper Regis sexto terras illas arrabiles ab vsu Culture in pasturam animalium conuertit et sic illas adhuc tenet Et terre tempore que[a] arrabiles fuerunt se extendebant ad valenciam duodecim solidorum per annum et modo sunt annui valoris triginta solidorum.

Et dicunt Iuratores predicti quod omnia terre et tenementa que predictus abbas tenet in iure Monasterii sui predicti in peterburgh predicta tenentur de domino Rege Et dicunt quod racione predictarum inclusionum in Peterburgh predicta octo aratra deponuntur et Centum persone que circa Culturam terrarum predictarum occupari solebant modo ociosi fient et miseri facti sunt.[1]

[a] Sic.

[1] The summary return of the jurors that 100 persons had been displaced from employment and rendered homeless by the inclosures of the Abbots of Peterborough does not correspond with the details. These have, so far, given (apart from the one acre of the cemetery inclosed) an area of 271 acres inclosed and 86 persons evicted. The large proportion of the persons to the acreage is due to the 12 cottages, each with a half acre of land attached, and cannot, therefore, be taken as the basis for the distribution of the 14 persons who make up the difference between 86 and 100. The area to which no population had been assigned, the cemetery being excluded as before, is 95 acres, including the above-mentioned messuage and 40 acres. This area, distributed proportionately among the 14 persons evicted according to the summary, gives, in round numbers, 7 persons to the 50 acres, one each to the three areas of 8, 8, and 5 acres, and 4 to the area of 24 acres. In none of these cases is any mention of pulling down a house. The numbers, therefore, represent those persons who had been rendered 'ociosi,' and are italicised accordingly, the brackets also showing their conjectural character. Similarly, 8 ploughs are said to have been put down. Now the average area assigned to a plough in the Inquisition for Northants is 39·1 acres upon land in hand of ecclesiastical lords of manors, and 7 persons to the aratrum. The ploughs put down, accordingly, roughly distribute themselves among the various inclosures as follows: 60 acres and (18) dersons, (3) ploughs ; 50 acres and (7) persons, (1) plough ; 24 acres and

hawley f[iat] s[ub] p[ena]

Et dicunt quod Robertus hawley armiger nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de triginta et quatuor acris terre arrabilis et annuatim arrate et in cultura vsitate in Weteryng in Comitatu predicto et sic inde seisitus quinto die Marcii anno regni predicti nuper Regis quartodecimo predictas triginta et quatuor acras terre arrabilis sepibus et fossatis inclusit et illas sic inclusas in pasturam animalium conuertit et illas sic adhuc tenet que quidem triginta et quatuor acre terre arrabilis valent per annum viginti solidos Et quod anna Kyrkeham filia et heres dicti Iohannis [a] modo habet statum in tenementis predictis.

Kirkeham f[iat] s[ub] p[ena]

Et dicunt quod Iohannes hawley armiger nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de quinquaginta acris terre arrabilis et pro seminacione omnium granorum apte et vsitate in Weteryng in Comitatu predicto et sic inde seisitus quartodecimo die Iulii anno regni predicti nuper Regis duodecimo predictas quinquaginta acras terre arrabilis sepibus et fossis circumquaque inclusiuit [a] et illas sic inclusas in pasturam animalium conuertit et sic adhuc remanent Et tenementa illa valent per annum triginta et tres solidos et quatuor denarios Et tenentur de [b]

Veir

Et dicunt vlterius quod henricus Veyr armiger nuper fuit seisitus in dominico suo vt de feodo de quinque Cotagiis et quadraginta acris terre arrabilis et cultui vsitate et apte et que Cum Cotagiis illis dimitti tradi et occupari solebant in Trapeston [1] in Comitatu predicto et sic inde seisitus primo die Maii anno regni predicti nuper Regis sexto Cotagia predicta que ad sustentacionem agriculture a tempore quo non extat [a] memoria manutenebantur ad terram prosterni fecit et in

[a] Sic. [b] Blank in MS.

(4) persons, (1) plough ; two inclosures, each of 10 acres, and each of (3) persons, (½) plough apiece. These conclusions are so tabulated within brackets.

[1] Now Thrapston. The entry does not definitely say that inclosure took place—only that there was a rise of rent ; but this fact, together with the phrase 'ad sustentacionem agriculture,' sufficiently indicates inclosure and conversion to pasture.

ruinam fore voluntarie permisit per quod sexdecem persone que in Cotagiis illis fuerunt et ibidem moram suam traxerunt abinde vagarunt et recesserunt que quidem Cotagia et terre predicte antequam Cotagia illa prosternebantur fuerunt annui valoris quindecim solidorum Et iam valent per annum viginti solidorum [a] Et tenentur de [b] Cuius quidem henrici Veyr statum de et in tenementis predictis Iohannes Mordaunt humfridus Broun et Iohannes Broun armigeri modo habent vt in iure vxorum suarum.

Mordaunt f[iat] s[ub] p[ena] Broun bis Elmys

Et predicti Iuratores dicunt quod Elizabeth Elmys vidua nuper fuit seisita in dominico suo vt de feodo de septem mesuagiis et nouem Carucatis terre continentibus ducentes [a] acras terre arrabilis et que terre a tempore quo non extat [a] memoria in seminacione granorum et cultura occupate et vsitate solebant et que cum mesuagiis illis tradi occupari et dimitti solebant in papley [1] in parochia de Wermyngton in Comitatu predicto videlicet cum quolibet mesuagio Mesuagiorum illorum viginti acre terre arrabilis ad minus et sic inde seisita secundo die Decembris anno regni predicti nuper Regis quintodecimo Mesuagia predicta ad terram prosterni et devastari voluntarie fecit et illa sic existere permisit Et terras predictas ab vsu seminacionis granorum in pasturam Ouium et ceterorum animalium conuertit ob quas causas nouem aratra deponuntur Et quinquaginta et quatuor persone que in tenementis predictis manserunt et moram suam **traxerunt** et circa Culturam terrarum predictarum victum suum habuerunt abinde recesserunt Et in ociositate et paupertate perducuntur Cuius quidem Elizabethe Elmys statum de et in [tenementis] [c] predictis quidam Iohannes Elmys modo habet et infra etatem existit et in custodia

† s[c]r[ipt]e †

† breve †

ix Membrane 72

[a] Sic. [b] Blank in MS. [c] Conjectural: MS. illegible.

[1] 'A depopulated village, now consisting only of three shepherds' cottages. It appeareth to have been formerly a town of some note, Lutton being called Lutton juxta Papley' (*Registr. Fraunceys*, p. 403, et Esc. anno 7 H. V. n. 72), Bridges, ii. 483. The incloser was lady of the manor. According to Bridges (*l. c.*), her heir was her son, William Elmes.

Thome pygot seruientis ad legem racione minoris etatis ipsius Iohannis Et tenementa predicta valent per annum quatuordecim libras Et tenentur de[a]

hamswet

Et dicunt quod Willelmus hamswet Clericus nuper fuit et adhuc existit seisitus in dominico suo vt de [feodo][b] de vno mesuagio et quinquaginta acris terre arrabilis et Cultui vsitate et que cum mesuagio illo locari et tradi solebant et consueuerunt in luffweke[1] in Comitatu predicto et sic inde seisitus quinto die aprilis anno regni predicti domini Regis nunc quinto mesuagium predictum prosterni et devastari fecit per quod sex persone minuuntur Cuius quidem Willelmi statum de et in tenementis predictis Iohannes Mordaunt humfridus Broun et Iohannes Broun armigeri modo habent Et tenementa predicta valent per annum trig[inta et][c] duos solidos Et tenentur de[a]

Mordaunt Broun

Cheyny f[iat] br[eve][d]

Et dicunt quod Thomas Cheyny Miles nuper fuit seisitus in dominico suo vt de feodo de triginta acris terre arrabilis et cultui vsitate et apte in Irtlyngburgh[2] in Comitatu predicto et sic inde seisitus quarto die Februarii anno regni predicti nuper Regis octauo predictas triginta acras terre arrabilis sepibus palis et fossatis circumquaque inclusit ac terras illas ad parcum suum in Irtlyngborough coniungere et in parco illo includere fecit et illas imparcauit et cum terris illis parcum suum predictum elargare fecit et illas pro nutritura ferarum adhuc tenet et sic terras illas a cultura et iconomia in pasturam animalium conuertit Et modo domina anna Cheyny vidua habet predictas terras ad terminum vite sue Et tenementa illa valent per annum decem solidos Et tenentur de[a]

ix

Peterburgh † scr[ibat], leph[son]

Et dicunt quod predictus abbas de Peterburgh nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii predicti de vno mesuagio et viginti et duabus acris terre arrabilis cum mesuagio illo tradite et occupate in

[a] Blank in MS. [b] Conjectural : MS. illegible. [c] MS. partly illegible. [d] MS. *f.* *b?*

[1] Luhwic, Domesday ; Luffwick or Lowick, Bridges ; now Lowick.
[2] The inclosor was lord of the manor (Bridges, ii. 235).

Dostrop in Comitatu predicto et sic seisitus septimo die Maii anno regni predicti nuper Regis quinto mesuagium illud prosterni et devastari fecit per quod quatuor persone que ibidem inhabitauerunt abinde recesserunt Et tenementa illa valent per annum viginti et duos solidos Et tenentur de domino Rege.

Williams

Et [dicunt][a] quod Thomas Williams tenet ad firmam Manerium de Pyllysate [1] in Comitatu predicto et alibi manet scilicet apud Staunford et custodit ibidem vnum [b] [pa]storem et v[xorem] [c] suam et quinque alias personas et per hoc quinque persone que ibidem esse solebant minuuntur.

Peterburgh C† scr[ibat] Ieph[son]

Et dicunt quod predictus abbas Monasterii de Peterborough nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de duobus Cotagiis Centum et viginti et duabus acris terre arrabilis et annuatim arrate et octuaginta acris bosci cum pertinenciis in longthorpe in Comitatu predicto et sic seisitus terciodecimo die Maii anno regni predicti nuper Regis henrici septimi quartodecimo viginti et septem acras terre inde arrabilis ad valenciam per annum xiij s. iiij d. et

[a] Conjectural : MS. illegible. [b] Conjectural : MS. partly illegible. [c] MS. partly illegible.

[1] Now Pilesgate or Pilsgate. The Abbot of Peterborough was lord of the manor, and therefore lessor (Bridges, ii. 495). The yearly rental value of the manor at the Dissolution was 21*l.* 13*s.* 0¼*d.* The average rent of leasehold pasture on ecclesiastical land is 1*s.* 10*d.* per acre, but this, which is abnormally high, is based upon returns from two places only. I think it better, therefore, to take the Northants average rental value per acre (arable and pasture together) on ecclesiastical land, viz. 1*s.* 4¼*d.* This gives an area of about [320] acres. The substitution of a shepherd '[pa]storem,' &c., for the former tenants, who, it is stated, maintained a larger household by five persons, implies a conversion to pasture. The average number of acres per person evicted on the estates of ecclesiastical lords of manors in Northants is 4·6 acres. This gives [23] acres inclosed to pasture. The proceeding was within the statute 'concernyng the pulling downe of Townes' of 1515 (7 H. VIII. c. 1), being no longer 'used and occupied to tillage and husbandrye' (see *Trans. R. H. S.* 1892, p. 174). I have tabulated it accordingly as a messuage constructively decayed. No consolidation occurred here, the manor being still worked on the new system in the old house.

'Staunford' is probably Stamford, adjacent to Pilsgate. The original name of Stamford is said to have been Steanford, and it also appears as Stanford (W. Harrod, *Hist. of Stamford*, Stamford, 1785, i. 6, 7).

predictum boscum vocatum Westwode sepibus inclusit et in separalitate extunc hucusque custodit et terras illas in pasturam animalium conuertit et tercio die aprilis anno regni domini Regis nunc secundo Cotagia predicta prosterni et destrui fecit et sic existere adhuc permittit et quindecim acras terre de terris predictis in pasturam conuertit per quod dimidium aratrum et octo persone minuuntur Et tenementa illa valent per annum vj s. viij d. Et idem abbas sic de tenementis predictis seisitus sexto die aprilis anno regni domini Regis nunc quinto quateruiginti acras terre arrabilis de terris predictis resid[uum] [a] sepibus inclusit et in separalitate custodit et in pasturam animalium ab iconomia conuertit per quod vnum aratrum deponitur Et quateruiginti acre terre ille valent per annum sexaginta solidos et omnia predicta tenementa in longthorpe tenentur de domino Rege etc.

Castell f[iat] s[ub] p[ena]

Et dicunt quod Iohannes Castell nuper Receptor domini Regis nunc in villa de Polbroke [1] in Comitatu predicto voluntarie quoddam mesuagium domini Regis in eadem villa cum quo viginti et octo acre terre ipsius domini Regis occupati [b] et dimissi [b] fuerunt et solebant secundo die Iunii anno secundo domini Regis nunc devastari et prosterni et sic existere permisit ob quod tres persone que ibidem manere solebant abinde recesserunt Et tenementa illa valent per annum sexdecim solidos Et sunt tenementa propria domini Regis.

Peterburgh Scr[iba]t Ieph-[son] [a]

Et dicunt quod [c] abbas predicti Monasterii de Peterburgh nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii sui predicti de vno mesuagio vocato Rowtours house et viginti et sex acris terre arrabilis et arrate annuatim et sic seisitus sexto die Maii anno quinto predicti nuper Regis octo acras terre inde in pasturam animalium conuertit Et sexto die Iulii anno

[a] MS. *resid.* [b] Sic. [c] Blank in MS.

[1] It does not appear that the Crown held any of the manors here; but the Abbots of Peterborough held a manor here, which confirms the inference suggested by the next entry, that Rowtour's House was in Polbroke (Bridges, ii. 415).

The incloser would appear to have acted simply as agent for the Crown.

vicesimo ipsius nuper Regis predictum mesuagium prosterni et destrui fecit ob quod quatuor persone que ibidem inhabitare solebant abinde recesserunt Et tenementa illa valent per annum quadraginta et quatuor solidos et quatuor denarios Et tenentur de domino Rege

no[t]a quia duplex[1]

~~Et dicunt quod predictus abbas de Peterburgh nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii sui predicti de vno mesuagio et ducentis acris terre arrabilis et annuatim arrate vocate Byggyng in Owndell in Comitatu predicto que quidem terre cum mesuagio illo pro vsu [Culture][a] a tempore de quo non exstat memoria occupate et . . . .[b] fuerunt et solebant et sic indo seisitus sexto die Ianuarii anno regni predicti nuper Regis henrici septimi decimo septimo mesuagium predictum destrui et in decasum fieri voluntarie permisit et terras illas ab vsu iconomie in pasturam animalium conuertit que terre sic adhuc vtuntur et nullus in mansione predicta inhabitat preterquam[b] . . Ouium ita quod occasione predicta duo aratra deponuntur et duodecim persone que ibidem occupari solebant abinde recesserunt et vagarunt absque occupacione Et tenementa illa valent per annum viginti libras et tenentur de domino Rege Et Robertus Brudenell Miles[2] illa modo tenet ad firmam de predicto abbate.~~[c]

Et dicunt quod idem abbas nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii sui predicti de quinque acris terre arrabilis vocate Marshallys de duabus acris terre arrabilis vocate Beryland de tribus acris terre vocate Swannland in Owndell predicta in Comitatu predicto et sic seisitus sexto die Maii anno quinto domini Regis nunc predictas terras vocatas Swaneland et septimo die Marcii anno septimo eiusdem Regis predictas terras vocatas Beryland et decimo die Iulii anno octauo eiusdem domini

[a] Conjectural: MS. illegible. [b] MS. illegible. [c] This entry struck through in MS. See side note.

[1] Although the marginal note indicates that this is entered twice over, that does not appear to be the fact, so far as the surviving membranes of this Inquisition are concerned.

[2] See pp. 304, *n.* 1, and 306, *n.* 1. Owndell was adjacent to Glapthorne

I ix ex[equat]ur

x (Membrane 71)

Abbas de peterburgh

scr[ibat] Ieph[son]

Regis predictas terras vocatas Marshallys ab vsu iconomie in pasturam animalium conuertit et sic illas tenet Et terre ille valent per annum tresdecim solidos et quatuor denarios Et tenentur de domino Rege.

ET DICUNT QUOD IDEM ABBAS nuper fuit et adhuc existit seisitus de vno Mesuagio vocato Berystede in Owndell predicta in dominico suo vt de feodo in iure Monasterii sui predicti et eciam de Centum acris terre arrabilis in eadem villa que cum mesuagio illo locari et ocupari solebant et sic seisitus sexto die Octobris anno quarto domini Regis nunc terras illas a Mesuagio predicto cuidam Ricardo Wilkynson apud Owndell predictam dimisit pro termino certorum annorum ipso Ricardo firmario Rectorie de Owndell tunc existente per quod idem Ricardus terras illas tenet et ocupat ob quod mesuagium predictum in decasum [a] existit ita quod iconomia ibidem manutenere [a] non potest nec est et decem persone que ibidem occupari solebant ociosi et absque occupacione existunt et tenementa illa valent per annum septem libras et tenentur de domino Rege.

Et dicunt quod predictus abbas in forma predicta seisitus existens de decem acris terre arrabilis in Campis de paston in Comitatu predicto et sic inde seisitus sexto die aprilis anno regni domini Regis nunc primo terras illas in pasturam animalium conuertit et illas sic deinceps hucusque tenuit et adhuc tenet et valent per annum decem solidos Et tenenentur [a] de domino Rege.

Et dicunt quod idem abbas de peterburgh in forma predicta seisitus existens de decem acris terre arrabilis in Elynton [1] in Comitatu predicto et sic seisitus decimo die Marcii anno decimo predicti nuper Regis terras illas in pasturam animalium conuertit et illis sic hucusque vsus est et tempore iconomie terre ille fuerunt valoris per annum sex solidorum et octo denariorum et racione mutacionis in pasturam valent per annum viginti solidos et terre ille tenentur de domino Rege.

[a] Sic.

[1] I identify this with Elminton (the abbreviation for the 'm' having been omitted), 'now a farmhouse in Oundle parish, formerly a hamlet' (Bridges, ii. 413). The manor belonged to Croyland Abbey (*ibid.*). See as to the destruction of the hamlet by the Abbot of Croyland p. 480, *infra*.

Et dicunt quod Ricardus Russell tenet et occupat duas firme tenuras videlicet vnam vocatam Nelysferm ad anuum valorem viginti solidorum in helpeston in Comitatu predicto et aliam vocatam Tyndalysmaner in eodem Comitatu ad anuum valorem decem marcarum.[1]

x. (Membrane 70)

ET dicunt quod [a] abbas Monasterii sancti Iacobi iuxta Northampton[2] nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii predicti de vno mesuagio et sexaginta acris terre arrabilis et Cultui vsitate et apte et cum Mesuagio illo occupari et tradi consuete in abthorp in Comitatu predicto et sic inde seisitus quarto die Iulii anno regni domini Regis nunc primo predictum mesuagium ad terram prosterni et devastari voluntarie permisit ac terras illas cum aliis mesuagiis[3] ibidem tradi et occupari causauit per quod duodecim persone que ibidem occupari et infra mesuagium predictum diu habitauerunt ociose deuenerunt et abinde recesserunt Et tenementa illa valent per annum viginti sex solidos et octo denarios Et tenentur de [a]

xj

Et vlterius predicti Iuratores dicunt quod Thomas Grene Miles nuper fuit seisitus in dominico suo vt de feodo de quatuor mesuagiis et trescentis et quatuor acris terre arrabilis et cultui vsitate et apte cum pertinenciis in potcote[4] in

[a] Blank in MS.

[1] This is a repetition, evidently by inadvertence, of the entry on membrane 74, p. 272, *supra*. It is therefore not tabulated a second time. Its occurrence is some evidence that these parchments were transcribed from originals on separate slips, as we know from Dugdale to have been the case in Warwickshire (see p. 689, *infra*).

[2] The abbot was Henry Cokkys, of the Abbey of Austin Canons of St. James, Northampton, 1500–32 (Dugd. *Monast.* vi. 115). The manor belonged to Towcester, and was in the family of Grey (Bridges, i. 274, 278). The abbot was one of the commissioners of 1518. Cp. p. 313.

[3] The characteristic of a messuage being that it had land attached to it, this implies an ingrossing by the abbot of at least two more holdings. The average area to a messuage on the land of ecclesiastical freeholders in Northants = 33·2 acres, which would give 66·4 acres ingrossed in addition to the 60 acres inclosed and consolidated. I have accordingly entered in brackets in the column of areas ingrossed [126] acres.

[4] The manor, which is in the parish of Cold Higham, was in the family of Langley. 'Potcote is all old inclosure' (G. Baker's *Northamptonshire*, ii. 284, 286).

Comitatu predicto et cum quolibet mesuagio predictorum mesuagiorum octoginta acre terre arrabilis q[ue arr]ate[a] et Culture apte vse fuerunt et solebant a tempore cuius contrarii memoria hominum non existit ad firmam tradi et locari necnon in iconomia et Cultura ocupari et idem Thomas sic inde se[isit]us[a] duodecimo die Nouembris anno regni predicti nuper Regis quintodecimo predicta mesuagia ad terram prosterni et devastari fecit et in decasum extremum voluntarie existere permisit et ab vsu cultus et arrure pro granis ibidem seminandis in pasturam Ouium et aliorum pecorum conuertit et mutauit et illis sic extunc et hucusque vsus est ob quod iconomia et Cultus eorundem tenementorum a dicto duodecimo die Nouembris dicto anno quintodecimo hucusque non habetur sed penitus et totaliter impeditur et deterioratur et ea occasione quinque aratra deponuntur et subtrahuntur et tr[iginta][b] persone que in mesuagiis predictis adtunc moram traxerunt et circa culturam et iconomiam ill[arum][c] terrarum predictarum ante predictum duodecimum diem Nouembris sufficienter fuerunt occupate a mansionibus suis predictis dicto duodecimo die Nouembris anno quintodecimo supradicto recesserunt et in ocium perducti sunt. Et tenementa illa valent per annum vltra reprisas decem libras Et tenentur de[d]

Emson scr[ibat] Ieph[son] Th. Empson f[iat] s[ub] p[ena]

Et dicunt quod Ricardus Emson Miles nuper fuit seisitus in dominico suo vt de feodo de sexaginta et quatuor acris terre arrabilis et pasture et viginti et quatuor acris terre arrabilis cum pertinenciis in Eston et hulcot[1] in Comitatu predicto et sic inde seisitus secundo die Februarii anno regni predicti nuper regis quartodecimo predictas sexaginta et quatuor acras terre et pasture sepibus palis et fossatis circumquaque inclusit ac terras illas ad parcum nouum in Eston et hulcot in Comitatu predicto[e] et in parco illo includi fecit et illas

[a] MS. mutilated. [b] Conjectural: MS. partly illegible. [c] MS. *ill.*
[d] Blank in MS. [e] Sic: verb omitted.

[1] Easton and Hulcote adjoin. In 14 H. VII. (1498–99) Sir R. Empson had obtained a licence to inclose a park in Estneston and Hulcote (Bridges, i. 290), which is doubtless the New Park of this Return.

imparcauit et cum terris illis parcum suum predictum fecit et illas pro nutritura ferarum adhuc tenet ac predictas viginti et quatuor acras terre arrabilis a Cultura et iconomia primo die Marcii anno regni predicti nuper Regis decimo septimo in pasturam Ouium et aliorum animalium conuertit per quod tria aratra deponuntur et triginta persone que circa eandem Culturam occupate fuerunt ociose redierunt et abinde evaserunt et destruuntur Et tenementa illa valent per annum vltra reprisas iij libras. Et tenentur de Domino Rege.

Et dicunt quod Iohannes Spencer nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de quadraginta acris terre arrabilis et quadraginta acris terre et bosci cum pertinenciis in Wykedyve et Wykhamond[1] in Comitatu predicto et sic inde seisitus quarto die Decembris anno regni domini Regis nunc quarto terras predictas sepibus palis et fossatis circumquaque inclusit ac terras illas ad parcum suum in wykyn coniungere et in parco illo includere fecit et illas imparcauit et cum terris illis parcum suum predictum elargauit et illas ad pasturam ferarum conuertit per quod dimidium aratrum deponitur et [b] ~~persone que circa culturam terrarum predictarum occupate fuerunt ociosi redierunt et minuuntur~~ [c] [2] Et tenementa illa valent per annum viginti solidos Et tenentur de domino Rege.

Spencer [a]

f[iat] s[ub] p[ena]

[a] Thus crossed through in MS. [b] Blank in MS. [c] Thus struck through in MS.

[1] Two divisions of Wykens or Wicken. This incloser was John Spencer, of Wormleighton, Warwickshire, *infra*, pp. 404, 485. He was lord of the manor, having exchanged it in 1502 for lands at Bosworth, Leicestershire, with Thomas Grey, second Marquis of Dorset (Bridges, i. 330). This accounts for the succeeding entry.

[2] Although the entry as to the number of persons evicted has been struck through, and a blank is left for the number, an estimate has been made in the tables calculated from the acreage and inserted in brackets. It is clear that there must have been some displacement of population, and, in the absence of any information as to the reason for cancelling entries, it has been thought here, as elsewhere, the proper method to take them as originally sworn to, presuming these membranes to have been accurately transcribed from separate certificates. Now the area per person evicted on the estates of lay lords of manors in Northants is 6·4 acres. This gives rather more than 13 persons to 80 acres. On the

Marchio Dors[et]

Et preterea iidem Iuratores dicunt quod Thomas nuper Marchio Dorset nuper fuit seisitus in dominico suo vt de feodo de triginta acris terre arrabilis et cultui vsitate et apte cum pertinenciis in Wykedyve et Wykehamond in Comitatu predicto et sic inde seisitus quarto die Septembris anno regni predicti nuper Regis sexto predictas terras a priore inde vsu cultus et iconomie ad pasturam Ouium et aliorum animalium conuertit per quod dimidium aratrum deponitur et quatuor persone ea occasione ociose existunt et minuuntur Cuius quidem nuper Marchionis statum de et in terris predictis quidam Iohannes Spencer modo habet Et terre ille valent per annum triginta solidos Et tenentur de domino Rege.

Spencer scr[ibat] Ieph[son] †

Et dicunt quod Iohannes Spencer nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno mesuagio et quadraginta acris terre arrabilis et Cultui vsitate et apte et cum mesuagio illo occupari et tradi consuete et vsitate in Wykedyve et Wykehamond in Comitatu predicto et sic inde seisitus vicesimo die Februarii anno regni domini Regis nunc quarto predictum mesuagium ad terram prosterni et devastari voluntarie fecit et sic in decasum et ruinam adhuc fore permittit et quatuor persone que ibidem nuper manentes et laborantes[a] abinde penitus in magnum suum dampnum recesserunt et vagarunt Et terre ille valent per annum tresdecim solidos et quatuor denarios. Et tenementa illa tenentur de domino Rege.

Grene

Et dicunt quod Thomas Grene Miles nuper fuit seisitus in dominico suo vt de feodo de vno mesuagio et viginti acris terre arrabilis et pro seminacione granorum apte et vsitate et cum mesuagio illo locate tradite et occupate in pokesley in Comitatu predicto et sic inde seisitus vndecimo die Iulii anno regni predicti nuper Regis quintodecimo predictum mesuagium

[a] Sic : verb omitted.

other hand, the average number of persons to an aratrum on such estates is 7, which would only give 3·5 persons to the half aratrum. But the average area assigned to an aratrum on such estates is 47·9 acres. The conclusion is that the half aratrum is here an unsafe guide, and that it will be better to adopt the number [13], based upon the average area to an eviction, as that of the persons evicted here.

ad terram prosterni fecit et in ruinam perduci permisit et sic adhuc existit ob quam causam sex persone que ibidem manentes et laborantes fuerunt in ocium perducuntur et minuuntur Cuius quidem Thome Grene Militis statum de et in tenementis predictis quidam Nicholaus Vause Miles in iure Anne vxoris sue modo habet Et tenementa illa valent per annum decem solidos Et tenentur de[a]

Et eciam Iuratores predicti dicunt super sacramentum suum quod Willelmus Coope nuper fuit seisitus in dominico suo vt de feodo de sex mesuagiis et tresdecim virgatis et dimidia terre arrabilis cum pertinenciis in archester et knoston[1] in Comitatu predicto quelibet inde virgata continens in se xl acras terre et cum quolibet eorundem mesuagiorum viginti acre terre arrabilis et arrate ad minus locari tradi et occupari solebant et sic inde seisitus sexto die Septembris anno regni predicti nuper Regis quartodecimo predicta mesuagia voluntarie ad terram prosterni fecit et devastari et in decasum fore permisit per quod quatuor aratra subtrahuntur et deponuntur et triginta et sex persone que circa eandem Culturam occupate fuerunt[b] Cuius quidem Willelmi Coope statum de et in tenementis predictis Decanus et Canonici Collegii noui operis leicestrie[2] modo habent Et tenementa illa valent per annum septem libras et decem solidos Et tenentur de domino Rege.

leicestr[ia] * scr[ibat] Ieph[son]

Et dicunt quod antonius Catesby et Nicholaus Wentworth heres domine lewes nuper fuerunt et adhuc existunt seisiti in

Catesby et Wentworth scr[ibat] Ieph * [son]

[a] Blank in MS. [b] Sic: omission of apodosis.

[1] Now Irchester and Knoston.

[2] The 'Collegium noui operis' is the college of Newark or St. Mary the Greater at Leicester (Dugd. *Monast.* vi. 1397; Nichols, *Leicester*, I. ii. 329). The large area inclosed under this entry by W. Coope points to his having been lord of the manor, probably under the king as Duke of Lancaster (Bridges, ii. 183). The two small areas succeeding indicate freeholds under the duchy. The clause which states that twenty acres at least were held with each of the messuages refers to the Act of 1488 (4 H. VII. c. 19), which provided that owners of houses let to farm with twenty acres of land or more should maintain houses and buildings thereon necessary for tillage.

xij (Membrane 69)

dominico suo vt de feodo de vno mesuagio et viginti et quatuor acris terre arrabilis et Cultui vsitate et apte in archester et knoston in Comitatu predicto et que terre cum mesuagio illo locari tradi et occupari consueuerunt et sic inde seisiti nono die Marcii anno regni predicti nuper Regis vicesimo predictum mesuagium prosterni et in decasum fieri voluntarie fecerunt et permiserunt et quatuor persone que circa eandem Culturam occupari et eciam in mesuagio predicto moram trahere solebant recedere coacte fuerunt et in ocium perducuntur et minuuntur Et tenementa illa valent per annum viginti solidos. Et tenentur de domino Rege.

Isom scr[ibat] Gille[s]

Et dicunt quod Eusebius Isam nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno mesuagio et quadraginta et octo acris terre arrabilis et arrure et seminacioni granorum pesite in archester et knoston in Comitatu predicto et que terre cum mesuagio illo locari occupari et tradi solebant et sic inde seisitus duodecimo die Septembris anno regni predicti nuper Regis vicesimo primo predictum mesuagium prosterni et in decasum fieri fecit per quod vnum aratrum deponitur et decem persone que ibidem occupate fuerunt ociose redierunt et abinde evaserunt et distruuntur [a] Et tenementa illa valent per annum quinquaginta et tres solidos et quatuor denarios Et tenentur de domino Rege.

leycestr[ia] ~~Robarts~~ [b] scr[ibe]-per Jeph[son]

Et dicunt quod Willelmus Robartes qui tenuit et adhuc tenet de Decano et Canonicis Collegii leicestrie pro termino certorum annorum ex dimissione ipsorum Decani et Canonicorum vnum mesuagium et quinquaginta acras terre arrabilis et Cultui vsitate et apte et cum mesuagio illo a tempore de quo non exstat memoria occupate et pro iconomia ad firmam tradite in Wolawston [1] in Comitatu predicto sextodecimo die Septembris anno regni predicti nuper Regis septimo predictum mesuagium prosterni fecit et in decasum voluntarie existere permisit per quod vnum aratrum deponitur et duodecim persone que ibidem circa culturam earundem terrarum

[a] Sic. [b] Thus struck through in MS.

[1] Now Wollaston. The Dean and Canons were lord of the manor (Bridges, ii. 201).

in mesuagio illo morâm traherunt [a] et victum suum habuerunt abinde recesserunt et in ocium perducu[ntur] [b] Et tenementa illa valent per annum septem libras Et tenentur de domino Rege Et predicti Decanus et Canonici in iure Collegii predicti in dominico suo vt de feodo adhuc seisiti existunt de tenementis illis.

Percyvale scr[ibat] Jeph[son] [a]

Et dicunt quod Iohannes percyvale nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno mesuagio vocato Marshals et sexaginta acris terre arrabilis et Cultui vsitate et apte et que cum mesuagio illo locate tradite et occupate fuerunt et a tempore de quo non exstat memoria occupari in iconomia solebant in higham Ferys in Comitatu predicto et sic inde seisitus octauo die Februarii anno regni domini Regis nunc tercio predictum mesuagium ad terram prosterni et devastari voluntarie fieri fecit per quod sex persone que ibidem nuper manentes et laborantes fuerunt abinde penitus in ocium perducuntur et minuuntur Et tenementa illa valent per annum triginta et tres solidos et quatuor denarios Et tenentur de domino Rege.

Thorney

Et dicunt quod [c] abbas Monasterii de Thorney nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii predicti de vno mesuagio et sex acris terre arrabilis et arrure et Cultui vsitate et apte et cum mesuagio illo locate tradite et occupate in [c] [1] in Comitatu predicto et sic inde seisitus tercio die Februarii anno regni domini Regis nunc quarto predictum mesuagium prosterni fecit et in decasum fore permisit per quod sex persone ea occasione ociose existunt et minuuntur Et tenementa illa valent per annum quadraginta solidos Et tenentur de domino Rege.

[a] Sic. [b] MS. mutilated. [c] Blank in MS.

[1] This entry is perhaps Kyngesthorpe, in the hundred of Polebrook, where the Abbey of Thorney appears to have held a manor, which must have been either very small or let at a nominal rent, since its rental, together with that of properties at Hemyngton and Loddyngton, only amounted at the Dissolution to 6*s.* 10*d.* (Dugd. *Monast.* ii. 613; Bridges, ii. 418). This Kyngesthorpe is north-east of Thrapston. The abbot was Richard Holbeach (1485–1514). R. H. Warner, *History of Thorney* (Wisbech, 1879), p. 199.

Mountgomery f[iat] s[ub] p[ena]

Et preterea Iuratores predicti dicunt quod Thomas Mountgomery armiger nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno mesuagio et viginti acris terre arrabilis et pro seminacione granorum posite et cum mesuagio illo locate et occupate consuete in Ekton [1] in Comitatu predicto et sic inde seisitus vicesimo quarto die Nouembris anno regni predicti nuper Regis quinto predictum mesuagium prosterni et in decasum voluntarie fieri fecit per quod quatuor persone que circa eandem Culturam occupate fuerunt ab eorum occupacione recesserunt et in ocium perducuntur Et tenementa illa valent per annum decem solidos Et tenentur de [a]

Catesby † f[iat] s[ub] p[ena]

Et dicunt quod Vmfridus Catesby nuper fuit seisitus in dominico suo vt de feodo de vno mesuagio et duodecim acris terre arrabilis et Culture vsitate et apte in Ekton in Comitatu predicto et sic inde seisitus secundo die Nouembris anno regni predicti nuper Regis sexto predictum mesuagium prosterni et devastari voluntarie permisit et adhuc existit per quod tres persone que ibidem circa culturam tenementorum illorum laborabant et victum suum circa ea habuerunt abinde recesserunt et vagarunt Et tenementa illa valent per annum decem solidos Et tenentur de domino Rege cuiusquidem statum predicti Vmfridi Franciscus Catesby modo habet.

hartford f[iat] s[ub] p[ena]

Et dicunt quod [a] prior Monasterii de hartford [2] nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii predicti de vno mesuagio et duodecim acris terre arrabilis et pro seminacione granorum vsitate et apte et cum mesuagio illo locate tradite et occupate fuerunt in Ekton in Comitatu predicto et sic inde seisitus sexto die Iulii anno regni predicti nuper Regis vicesimo primo predictum mesuagium ad terram prosterni et in decasum voluntarie fieri

[a] Blank in MS.

[1] 'Echentone,' Domesday. Now Ecton. Manors were held here both by the family of Mountgomery and also of Catesby (Bridges, ii. 142, 143).

[2] The prior was John Chillingworth, 1511–14, the monastery of Hertford being a Benedictine priory, a cell of St. Alban's (Dugd. *Monast.* iii. 299). The tenure is of the king in frank-almoign, but the house had no manor here.

fecit ob quod tres persone ea occasione ociose existunt et minuuntur Et tenementa illa valent per annum decem solidos Et tenentur de domino Rege.

Et dicunt quod Dauid Ewen Miles nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno mesuagio vna virgata et quarta parte vnius virgate terre continentibus in se triginta acras terre arrabilis et Cultui vsitate et apte in Kreke [1] in Comitatu predicto que terre cum mesuagio predicto occupari dimitti et tradi solebant et sic inde seisitus octauo die Ianuarii anno regni predicti nuper Regis primo [2] predictum mesuagium ad terram prosterni voluntarie fecit et sic in decasum existere permisit et adhuc existit per quod sex persone que ibidem ocupate fuerunt abinde recesserunt et minuuntur Et tenementa illa valent per annum xx s E[t tenentur] [a] de domino Rege. Ewen * scr[ibat] Jeph[son]

Et dicunt quod Thomas Grenewey nuper prior Monasterii de Canons asshby nuper fuit seisitus in dominico suo vt de feodo in iure Monasterii predicti de tribus mesuagiis et Centum acris terre arrabilis et Cultui vsitate et apte et cum quolibet mesuagio eorundem mesuagiorum triginti [b] acre terre arrabilis inde ad minus vsi [b] fuerunt et solebant a tempore de quo non exstat memoria hominum et [ad] [a] firmam tradi et locari necnon in iconomia et cultura occupari in Canons asshby in Comitatu predicto et sic inde seisitus duodecimo die Nouembris anno regni predicti nuper Regis quinto predicta mesuagia ad terram prosterni fecit et devastari voluntarie permisit terras que predictas a Cultura et iconomia ad pasturam Ouium et aliorum animalium conuertit et mutauit per quod tri[a] [c] aratra deponuntur et viginti et quatuor persone que in mesuagiis predictis adtunc moram traxerunt et circa culturam et iconomiam Canons asshby f[iat] s[ub] p[ena]

[a] Conjectural: MS. illegible. [b] Sic. [c] MS. illegible

[1] Now Crick.

[2] This is the earliest dated entry in this Inquisition, and is, like others, strictly *ultra vires* of the commissioners, the retrospective limit under the commission being Michaelmas 1488, but it is within the three years before the enactment of 1489 (4 H. VII. c. 19). See General Introduction, p. 58, *supra*. According to Bridges (i. 560), this manor, forfeited by the Catesbys, did not come into possession of the family of Ewen or Owen till 1488.

terrarum predictorum [a] ocupate fuerunt in ocium perducuntur
m. xij et [b]. . . . Cuius quidem nuper prioris statum in tenementis illis quidam [c] nunc prior [1] eiusdem Monasterii modo habet Et tenementa illa valent per annum iiij libras Et tenentur de [c]

Vaux Et dicunt quod Nicholaus Vaus Miles nuper fuit et adhuc existit vt in iure anne vxoris eius seisitus in dominico suo vt de feodo de quinque mesuagiis et tresc[entis acris terre] [d] arrabilis et Cultui vsitate et apte et annuatim arrate et cum mesuagiis illis ante tunc vsualiter locatis et dimissis scilicet cum vnoquoque eorundem mesuagiorum quadraginta acre
(Membrane 68) terre arrabilis ad **minus** in Carcewell [2] in Comitatu predicto
xiij parcella Manerii predicti Nicholai in iure predicte anne de Norton in Comitatu predicto et sic inde seisitus secundo die Octobris anno regni domini Regis nunc primo tenementa illa et hamelettum predictum sepibus et fossis circumquaque inclusit et in separalitate custodit et adhuc custodit ac eadem mesuagia ad terram prosterni fecit et ea devastari voluntarie permisit terras que predictas ab vsu Cultus et iconomie in pasturam Ouium et aliorum animalium conuertit et mutauit et illis sic extunc hucusque vsus est ob quod iconomia et cultus eorundem tenementorum a dicto secundo die Octobris anno primo supradicto hucusque non habebatur sed penitus et totaliter impeditur et deterioratur et ea occasione Tria aratra subtrahuntur et deponuntur et viginti et quatuor persone in [c] mesuagiis predictis adtunc moram traherunt [a] et circa Culturam et iconomiam ill[arum] [f] ante predictum secundum

[a] Sic. [b] MS. illegible. [c] Blank in MS. [d] Conjectural: MS. illegible.
[e] Sic: 'que' omitted. [f] MS. *ill.*

[1] Possibly the successor to Grenewey was Richard Randall, who subscribed to the king's supremacy in 1534, but neither Bridges (i. 228) nor Dugdale (*Monast.* vi. 443) appears certain of the line of succession.

[2] Carcewell and Burcote (see next entry). Now Carswell. Both of these belonged to the manor of Green's Norton, of which Anne, second wife of Sir Nicholas Vaux, created Lord Vaux of Harrowden in 1523, was co-heiress, being the daughter of Sir Thomas Greene (Nicolas, *Hist. Peerage*, p. 487; Bridges, ii. 103; Baker, ii. 69). Her sister was the mother of Queen Katharine Parr (Baker, ii. 68).

diem Octobris sufficienter occupate fuerunt a mansionibus suis predictis lacrimose dicto secundo die Octobris anno predicto recesserunt et in ocium perducti sunt et destruuntur Et dicunt quod tenementa illa valent per annum quatuor libras sex solidos et octo denarios Et tenentur de [a]

Et dicunt quod Thomas Grene Miles nuper fuit seisitus in dominico suo vt de feodo de quatuor mesuagiis et ducentis acris terre arrabilis et Cultui eorundem vsitate et apte cum pertinenciis in Burcote De quibus terris quadraginta acre terre arrabilis cum quolibet mesuagio predictorum quatuor mesuagiorum occupate tradite et pro vsu iconomie fuerunt a tempore de quo non exstat memoria hominum ad firmam tradi et locari solebant et idem Thomas sic inde seisitus septimo die septembris anno regni predicti nuper Regis quintodecimo predicta mesuagia ad terram prosterni et devastari fecit terrasque predictas sepibus et fossatis inclusit et terras illas a Cultura et iconomia ad pasturam Ouium et aliorum pecorum conuertit et mutauit per quod quatuor aratra deponuntur et viginti et quatuor persone in mesuagiis predictis adtunc moram traherunt [b] et circa culturam terrarum predictarum occupate fuerunt abinde recesserunt et in ocium perducuntur et minuuntur Cuius quidem Thome Grene Militis statum de et in tenementis predictis quidam Nicholaus Vaus Miles in iure anne vxoris sue modo habet Et tenementa illa valent per annum quatuor libras Et tenentur de [a]

Grene

Vaux

Et dicunt quod Robertus Mathewe nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno mesuagio Centum et viginti acris terre arabilis et cultui vsitate et apte et cum mesuagio illo occupari et tradi consuete in Bradden [1] in Comitatu predicto et sic inde seisitus nono die Februarii anno regni domini Regis nunc octauo predictum mesuagium prosterni et devastari fecit et in decasum extremum voluntarie existere permisit terrasque predictas ab vsu Cultus et iconomie

Mathew f[iat] s[ub] p[ena]

[a] Blank in MS. [b] Sic ; ' & que ' omitted.

[1] Now Braddon. R. M. was at this time a freeholder, for he became lord of the manor some time after the death of Nicholas, Lord Vaux of Harrowden (who at this time held it) in 1523 (Bridges, i. 237)

in pasturam Ouium et aliorum animalium conuertit per quod duo aratra deponuntur et duodecim persone que ibidem nuper manentes et laborantes fuerunt a mansionibus suis predictis recesserunt et in ocium perducuntur et minuuntur Et tenementa illa valent per annum quadraginta solidos Et tenentur de [a]

Prior sancti Iohannis Tailour f[iat] s[ub] p[ena]

Et dicunt quod Iohannes Tayllour qui tenuit de Thoma priore hospicii sancti Iohannis Iherusalem in anglia pro termino certorum annorum ex dimissione ipsius Thome quatuor mesuagia et ducentas acras terre arrabilis et Cultui vsitate et apte in Kyrkby [1] in Comitatu predicto et cum quolibet mesuagio eorundem mesuagiorum quadraginta acre terre arrabilis inde ad minus vsi [b] fuerunt et solebant a tempore de quo non exstat memoria hominum tradi occupari et ad firmam dimitti et inde sic possessionatus concensu et voluntate ipsius Prioris quartodecimo die Septembris anno regni predicti nuper Regis tercio predicta mesuagia ad terram prosterni et devastari fecit et in decasum fore permisit terrasque predictas ab vsu Cultus et iconomie in pasturam Ouium et aliorum animalium conuertit per quod quatuor aratra depo[nuntur et][c] subtrahuntur et triginta persone que circa eandem Culturam moram traherunt [b] et victum suum diu habuerunt abinde lacrimando recesserunt et in ocium perducuntur et minuuntur E[t tenementa] [d] illa valent per annum vltra reprisas decem libras et tenentur de [a]

Prior sancti Iohannis Ierusalem ~~Taylour~~ [e] f[iat] s[ub] p[ena]

Et dicunt quod Iohannes Tayllour qui nuper tenuit de

[a] Blank in MS. [b] Sic. [c] MS. partly illegible.
[d] Conjectural: MS. illegible. [e] Thus struck through in MS.

[1] Now Kirby, in the Hundred of Norton. 'Kirby is traditionally supposed to have been a considerable village, though now reduced to a single house' (Baker, ii. 30). Neither Baker nor Bridges (i. 236) mentions the property of the Knights Hospitallers here. Nor does it appear in the fourteenth century list of the Commanderies and Cameræ of the Hospital published in Porter's *Hist. of the Knights of Malta*, i. 281–88. There is an inaccuracy in the statement that in 1487 J. T. held of Thomas, Prior of the Hospital. The succession of Grand Priors of England is John Weston 1476–89, John Kendal 1489–1501, Thomas Docwra 1501–27, the last being Grand Prior at the date of this Inquisition and the lessor referred to (Porter's *Hist.* ii. 284).

Thoma priore hospitalis sancti Iohannis Iherusalem in anglia ad terminum certorum anno[rum vnum][a] mesuagium et Centum acras terre arrabilis cum pertinenciis in Kyrkby in Comitatu predicto ex dimissione eiusdem prioris sibi inde facte que quidem terre annuatim arrari a tempore de quo [non exstat] [a] memoria et cum mesuagio illo occupari et ad firmam tradi consucuerunt et idem Iohannes Tayllour sic inde possessionatus assensu et permissione predicti prioris tercio die Marcii anno regni predicti nuper Regis henrici septimi tercio Mesuagium et terras illas sepibus et fossis inclusit et illas sic inclusas in separalitate adhuc tenentur mesuagiumque illud prosternit [b] et in decasum et ruinam fieri fecit et permisit terras que illas abinde priori vsu in pasturam animalium conuertit per quod vnum aratrum deponitur et minuitur et octo persone que ibidem occupari et morari solebant abinde exire et vagare cohertebantur Et dicunt quod quidam Iohannes Clerke gentilman modo in iure vxoris sue possessionatus existit de tenementis illis et illa tenet Et quod predictus prior . . .[c] tenementorum predictorum et diu antea fuit et adhuc existit in iure hospitalis predicti seisitus de tenementis illis in dominico suo vt de feodo Et quod tenementa illa tenentur de domino Rege Et tempore inclusionis predicte fuerunt annui valoris sexaginta solidorum Et modo valent per annum sexaginta sex solidos et octo denariorum.[b]

Clerke f[iat] s[ub] p[ena]

Et dicunt quod Iohannes asshby nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de quateruiginti acris terre arrabilis et annuatim arrate in Foscote [1] in Comitatu predicto videlicet in Campis vocatis Dyggedfeld lee et gretefeld et sic inde seisitus octauo die Decembris anno regni predicti nuper Regis henrici septimi quarto terras illas sepibus inclusit et sibi in separalitate custodiri fecit per quod duo aratra detrahuntur et duodecem persone dimittuntur Et terre ille valent per annum viginti Solidos Et tenentur de [d]

asshby f[iat] s[ub] p[ena]

N. xiij

Et Iuratores predicti dicunt quod [d] prior Monasterii

(Membrane 67) xiiij

[a] Conjectural: MS. illegible. [b] Sic. [c] MS. illegible. [d] Blank in MS.

[1] Now Foxcote. A hamlet: a member of the manor of Towcester.

daventre scr[ibat] dauyson r[espondere] oct[aua]s[an]c[t]i Martini

de Dantre [1] nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de quatuordecim Mesuagiis quatuor Cotagiis et quadragentis [a 2] acris terre arrabilis et Cultui vsitate et apte et annuatim arrate et cum Mesuagiis illis ante tunc vsualiter locatis et dimissis scilicet cum vnoquoque eorundem Mesuagiorum viginti acre terre arrabilis inde ad minus in hameletto vocato Thorpe in parochia de Norton in Comitatu predicto et sic inde seisitus quarto die Maii anno regni predicti nuper Regis henrici septimi quarto tenementa illa et hamelettum predictum ad terram prosterni fecit ac illa devastari voluntarie permisit ac terras predictas ab vsu cultus et arrure pro granis ibidem seminandis in pasturam ouium et aliorum animalium conuertit et mutauit et illis sic extunc hucusque vsus est ob quod iconomia et cultus eorundem tenementorum a dicto quarto die Maii anno quarto supradicto hucusque non habebatur sed penitus et totaliter impeditur et ibidem deterioratur et ea occasione duodecim aratra subtrahuntur et deponuntur necnon ecclesia ibidem parochialis in desolacionem fiet nisi cito remedium inde prouideatur ob quas causas Centum persone que ibidem in Mesuagiis predictis adtunc moram traxerunt et circa culturam et iconomiam illarum ante predictum quartum diem Maii sufficienter fuerunt ocupate a mansionibus suis predictis lacrimose dicto quarto die Maii anno predicto recesserunt et in ocium perducti sunt et in fine vt supponitur in extrema paupertate perierent [a] et eorum vitam sic finierunt Et dicunt quod tenementa illa valent per annum vltra reprisas viginti et quatuor libras Et tenentur [b]

xiij

[c] ~~Et dicunt quod Nicholaus Vakelyn nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de viginti acris terre arrabilis et annuatim arrate et pro seminacione granorum~~

[a] Sic. [b] Blank in MS. [c] Entry thus struck through in MS.

[1] The prior was Thomas Ylston or Ibston, 1482–1515 (Bridges, i. 47). Notwithstanding the extent of the inclosures, the priory does not seem to have held a manor here—only the church and glebe (Dugd. *Monast.* v. 182; Baker, ii. 57–94).

[2] The rental clearly shows that the word 'quadragentis' is not for quadraginta,' but for 'quadringentis.'

~~posite in aydon[1] in Comitatu predicto et sic inde seisitus duodecimo die Septembris anno regni domini Regis nunc quarto predictas terras sepibus et fossatis circumquaque inclusit et in separalitate custodit terras que illas ab vsu Cultus et iconomie in pasturam ouium et aliorum animalium conuertit per quod quatuor persone que circa culturam earundem terrarum ocupate fuerunt in ocium perducuntur Et terre ille valent per annum viginti solidos Et tenentur de domino Rege vt de Ducatu suo lancastrie.~~

Et dicunt quod Iohannes Dudley armiger nuper fuit et adhuc existit seisitus in dominico suo vt de libero tenemento de octuaginta acris terre arrabilis et cultui vsitate et apte cum pertinenciis in assheton[2] in Comitatu predicto et sic inde seisitus quinto die Maii anno regni predicti nuper Regis primo predictas terras a priore inde vsu cultus et iconomie in pasturam ouium et aliorum animalium conuertit per quod duo aratra deponuntur et xij^{cem} persone que circa culturam terrarum predictarum ocupate fuerunt in ocium deuenerunt et minuuntur Et tenementa predicta valent per annum vltra reprisas quadraginta solidos Et tenentur de[a] Dudley

Et dicunt quod antonius Catysby nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et octodecim acris terre arrabilis et cultui vsitate et apte et que cum Mesuagio illo ocupari et tradi solebant in lytylbyllyng in Comitatu predicto et sic inde seisitus tercio die Iulii anno regni predicti nuper Regis vicesimo predictum Mesuagium ad terram prosterni fecit et illud devastari voluntarie permisit ac terras illas cum aliis Mesuagiis[3] ibidem tradi et Catesby

[a] Blank in MS.

[1] Now Eydon. The manor was in the Crown, but Nicholas Wakelyn was an important landowner (Bridges, i. 122).

[2] Aston le Walles, Bridges. Sir John Sutton, *alias* Dudley, was lord of the manor (Baker, i. 469). He succeeded as third baron to the title of Dudley, but was never summoned to Parliament. See *Dict. Nat. Biog. sub* Dudley, John (Sutton) de, Baron Dudley. For the meaning of the phrase 'de libero tenemento' see *Trans. R.H.S.* 1893, p. 234.

[3] The characteristic of a messuage being that it had land attached to it, this implies an ingrossing of at least two other holdings. The average

ocupari fecit per quod quatuor persone que in Mesuagio predicto Moram traxerunt abinde recesserunt et in ocium perducuntur et minuuntur Et tenementa illa valent per annum vltra reprisas viginti solidos Et tenentur de [a]

Griffith

Et dicunt quod domina alicia Gryffyth nuper fuit et adhuc existit seisita in dominico suo vt de feodo de duobus Mesuagiis et sexaginta acris terre arrabilis et cultui vsitate et apte et cum quolibet Mesuagio eorundem Mesuagiorum viginti acre terre arrabilis inde ad minus vse fuerunt et solebant a tempore de quo non exstat memoria hominum ad firmam tradi et locari necnon in iconomia et cultura ocupari in Weston favell in Comitatu predicto et sic inde seisitus [b] septimo die Ianuarii anno regni predicti nuper Regis decimo predicta Mesuagia ad terram prosterni fecit et illa devastari et in decasum et desolacionem voluntarie existere permisit ac terras illas cum aliis Mesuagiis [1] ibidem tradi et ocupari fecit per quod duodecim persone que in Mesuagiis predictis habitare et manere solebant abinde exire coacti fuerunt et minuuntur Et tenementa illa valent per annum tres libras et duos solidos Et tenentur de [a]

oldynby

Et dicunt quod Iohannes holdynby nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio vocato Guy Robyns et septuaginta acris terre arrabilis et cultui vsitate et apte et cum Mesuagio illo tradi et ocupari consuete in Bryngton in Comitatu predicto et sic inde seisitus duodecimo die Iulii anno regni domini Regis nunc quarto predictum Mesuagium ad terram prosterni fecit ac illud de-

[a] Blank in MS. [b] Sic.

area to a messuage on the land of lay freeholders in Northants = 47·4 acres, which would give 94·8, or in round numbers 95 acres ingrossed in addition to the 18 inclosed and consolidated. I have accordingly entered in brackets in the column of areas ingrossed [113] acres.

[1] See note 3 to Lytylbyllyng, p. 297, *supra*. The average area to a messuage on the land of lay lords of manors in Northants = 40·2 acres, which would give, assuming the 'aliis mesuagiis' to be at least two, 80 acres in round numbers ingrossed in addition to the 60 acres inclosed and consolidated. I have accordingly entered in brackets in the column of areas ingrossed [140] acres.

vastari voluntarie permisit terrasque predictas cum aliis mesuagiis [1] ibidem tradi et ocupari fecit ob quod sex persone que in Mesuagio predicto manere solebant abinde recesserunt et vagarunt Et tenementa illa valent per annum vltra reprisas viginti solidos Et tenentur de [a]

Et dicunt quod Iohannes Curtes nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti acris terre arrabilis et cultui vsitate et apte et que cum Mesuagio illo tradi et occupari vsitate in Barby in Comitatu predicto et sic inde seisitus septimo die Marcii anno regni domini Regis nunc quinto predictum Mesuagium prosterni fecit et in decasum voluntarie existere permisit et sic adhuc [b] per quod sex persone que in Mesuagio predicto adtunc moram traxerunt abinde recesserunt et in ocium perducuntur Et dicunt quod tenementa illa valent per annum octo solidos Et tenentur de [a] Curtes O. xiiij

Et dicunt quod Ricardus Wattes nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno [c] Wattys

et adhuc existit seisitus in dominico suo vt de feodo de duobus Mesuagiis et sexaginta acris terre arrabilis et cultui vsitate et apte et cum quolibet Mesuagio eorundem Mesuagiorum triginta acre terre arrabilis inde ad minus tradi et occupari solebant in Euerton [2] in Comitatu predicto et sic inde seisitus vicesimo die Ianuarii anno regni predicti nuper Regis decimo septimo predicta Mesuagia ad terram prosterni fecit et in decasum existere permisit per quod decem persone que ibidem manentes et laborantes fuerunt abinde penitus in ocium xvj (Membrane 66)

[a] Blank in MS.

[b] Sic : verb omitted.

[c] A membrane missing here. The contemporary marginal figures xiiij of Membrane 68 are in the same hand as xvj on Membrane 66. In both cases they are slightly above the first line and therefore do not appear to refer to cases of inclosure.

[1] Following the reasoning in note 3 to Lytylbyllyng, p. 297, *supra*, I have added 95 acres to the 70 acres and entered [165] acres in the column of areas ingrossed.

[2] Everdon, Bridges. The beginning of this entry is wanting. The ingrosser was perhaps the Prior of Daventry, already presented as an incloser (p. 296, *supra*), who was lord of the manor (Bridges i. 58).

perducuntur et minuuntur Et tenementa illa valent per annum tres libras et tenentur de [a]

Kynne f[iat] s[ub] p[ena]

Et dicunt quod Nicholaus Kynne qui tenuit et adhuc tenet de Iohanne lumney armigero pro termino certorum annorum ex dimissione ipsius Iohannis vnum Mesuagium et sexaginta acras terre arrabilis prati et pasture et cum Mesuagio illo a tempore de quo non exstat memoria occupate et pro iconomia ad firmam tradite in harleston [1] in Comitatu predicto nono die Februarii anno regni domini Regis nunc quarto predictum Mesuagium ad terram prosterni fecit et in ruinam voluntarie existere permisit ob quod sex persone que ibidem manentes et laborantes [b] in ocium perducuntur et minuuntur Et tenementa illa valent per annum quadraginta solidos Et tenentur de [a]

Butler f[iat] s[ub] p[ena]

Et dicunt quod Ricardus Butler nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et vna virgata terre arrabilis continente per estimacionem quadraginta acras terre in horpoll [2] in Comitatu predicto que quidem terre cum Mesuagio illo locari et occupari a tempore de quo non exstat memoria fuerunt et sic seisitus nono die Octobris anno regni domini Regis nunc sexto Mesuagium illud prosterni et devastari fecit per quod iconomia ibidem impeditur et quatuor persone que ibidem morari solebant abinde recesserunt et vagarunt Et tenementa illa valent per annum viginti solidos et tenentur de [a]

xvj

Grey de Codnore f[iat] s[ub] p[ena]

Et dicunt quod henricus nuper dominus Grey [c] Codnore nuper fuit seisitus in dominico suo vt de feodo de quinque Mesuagiis et sex carucatis terre arrabilis et que arrari et culture poni a tempore de quo non exstat memoria fuerunt in Newbotill [3] in Comitatu predicto et de vno cotagio in eadem

[a] Blank in MS. [b] Sic : verb omitted. [c] Sic.

[1] 'Harleston.' The lessor was lord of the manor (Bridges, i. 512).

[2] Now Harpole.

[3] Newbottle in Sutton Hundred. The recital that each messuage contained 24 acres merely means, as explained *sub* Archester and Knoston, p. 287, *n.* 2, *supra*, that they were within the statute 4 H. VII. c. 19. Nicolas says (*Historic Peerage*, p. 222) that this Henry de Grey, the last of the Barons Grey of Codnor, was 'summoned to Parliament from

villa et qualibet [a] inde carucata terre continet in se quinquaginta acras terre arrabilis Et cum quolibet Mesuagio Mesuagiorum predictorum viginti et quatuor acre terre arrabilis per totum dictum tempus dimisse tradite et occupate fuerunt et sic inde seisitus sexto die Ianuarii anno regni predicti nuper Regis henrici septimi tercio Mesuagia et cotagia illa prosterni et devastari fecit et sic adhuc devastata existunt terrasque predictas ab vsu iconomie in pasturam animalium conuertit et sic existunt ob quod sex aratra ibidem deponuntur et triginta sex persone que ibidem morari et inhabitari [a] ac iconomia vti solebant ociosi abinde abierunt tenementa que illa valent per annum decem libras tresdecim solidos et quatuor denarios et tenentur de [b]

Et dicunt quod Thomas Barker gentilman hugo parsons et Ricardus leek nuper fuerunt seisiti in dominico suo vt de feodo de sex Mesuagiis et de ducentis et quateruiginti acris terre arrabilis et que arrari et seminari et culture poni a tempore de quo non exstat memoria fuerunt in purston [1] in Comitatu predicto et cum vno Mesuagio inde in quo Ricardus harryngton nuper mansit et centum et quinque acre terre [a] arrabilis alio inde Mesuagio vocato Marchalles quinquaginta acre terre arrabilis alio Mesuagio vocato Chaundlers quadraginta acre terre arrabilis alio inde Mesuagio vocato Smythys quadraginta acre terre arrabilis alio inde Mesuagio vocato Colmans triginta acre terre arrabilis et alio inde Mesuagio vocato Stonyshouse quindecim acre terre arrabilis a toto dicto tempore occupate tradite et locate fuerunt et sic inde seisiti iidem Thomas Barker hugo et Ricardus vnanimi assensu et

Barker scr[ibat] Gilez *

[a] Sic. [b] Blank in MS.

9 Oct. 38 H. VI. 1459, to 14 Oct. 11 H. VII. 1495, as "Henrico Grey, Militi," but never with the addition of Codnor.' He died 1496. He was lord of the manor (Baker, i. 659).

[1] 'Purston.' On the expressions used in connexion with the Rental Values see General Introd. p. 60, *supra*. These three inclosers were probably feoffees to uses for Alice, daughter and heiress of Richard Harryngton, lord of one of the manors. She was married to John Creswell. They must therefore be taken as acting in the capacity of lords of the manor, though bracketed in the tables, to indicate that this is an inference. See Baker, i. 668.

consensu sexto die Marcii anno regni predicti nuper Regis henrici septimi decimo omnia Mesuagia et terras predicta sepibus et fossis includi Mesuagia que illa ad terram prosterni et devastari fecerunt et terras predictas tunc arrabiles in pasturam animalium conuerterunt et ille sic hucusque tenentur Et predictum Mesuagium in quo predictus Ricardus harryngton mansit et predicte Centum et quinque acre terre que cum eo locari et occupari solebant valent per annum sex libras tresdecim solidos et quatuor denarios et tenentur de domino Rege vt de honore suo Walingford Et predictum Mesuagium vocatum Marchalles et terre predicte que cum eodem Mesuagio locari solebant valent per annum quadraginta solidos et nunc annui valoris vndecim librarum vnde[1] Mesuagium illud et quadraginta acre terre tenentur de [a]

et decem acre terre inde tenentur de [a]

Et predicta Mesuagia vocata Chaundlers Smythys et Colmans et predicte terre cum illis locatis [b] tenentur de [a]

et valent per annum centum et duodecim solidos

Et predictum Mesuagium vocatum Stonyshouse et terre cum eodem locate valent per annum sexdecim solidos et tenentur de [a]

Butler

Et dicunt quod Ricardus Butler nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et vna virgata terre arrabilis continente per estimacionem triginta acras terre

[a] Blank in MS. [b] Sic.

[1] 'Et predictum messuagium,' &c. This entry at first suggests that the rental value had risen from 40*s.* to 11*l.* for one messuage and 50 acres. The word 'vnde,' however, indicates that more than this messuage is comprised, and there can be little doubt that the rise, which amounts to 26·9 per cent., refers to the two messuages and 255 acres. To obtain the number of evictions which the destruction of these six messuages must have caused, inasmuch as the areas assigned to each of them widely differ, the best available basis will be the average number of acres per person evicted in consequence of inclosure to pasture in Northants upon the estates of lay lords of manors having land in hand. This is 6·5 acres. The evictions will then be as follows: 105 acres [16], 50 acres [8], 40 acres [6], 40 acres [6], 30 acres [5], 15 acres [2]—[43] in all. The whole tabulated as conversion to pasture, on the principle adopted at Chilworth and Combe, Oxon, *qu. vid.* p. 342, *infra*. See General Introduction, p. 24, *supra*.

in horpoll in Comitatu predicto que quidem terre cum Mesuagio illo locari et occupari a tempore de quo non exstat memoria fuerunt et sic seisitus nono die Octobris anno regni domini Regis nunc sexto Mesuagium illud prosterni et devastari fecit per quod iconomia ibidem impeditur et quatuor persone que ibidem morari solebant abinde recesserunt et vagarunt Et tenementa illa valent per annum viginti solidos et tenentur de [a]

hasilwod Edgecote scr[ibat] scr[ibat] Gill[es r[espondere] tres sept[imanas] pasche

Et dicunt super sacramentum suum quod Thomas hasilwode armiger nuper fuit seisitus in dominico suo vt de feodo de nouem Mesuagiis et centum et viginti acris terre arrabilis annuatim arrate et centum et viginti acris pasture cum pertinenciis in Edgecote [1] in Comitatu predicto et sic inde seisitus sexto die Februarii anno regni predicti nuper Regis decimo septimo tenementa illa integra sepibus et fossatis inclusit et terras illas arrabiles in pastura animalium extunc hucusque vti fecit et Mesuagia predicta prosterni fecit et devastari causauit et tenementa illa valent per annum quadraginta libras et tenentur de domino Rege et occasione illa octo aratra ibidem deponuntur et quadraginta persone que ibidem morari et occupari solebant abinde ociosi exierunt Et dicunt quod Ed[mund]us [b] Bray Miles modo seisitus existit in dominico suo vt de feodo de tenementis illis in Edgecote predicta.

Et dicunt quod [a] nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et triginta acris terre arrabilis et arrari consuete et cum Mesuagio illo tradite et occupate in Button [2] in Comitatu predicto et sic inde seisitus sexto die Maii anno regni [a]

[a] Blank in MS. [b] MS. *Edūs.*

[1] According to Baker (i. 493), Thomas Haselwode, Esq., in right of his wife Margaret (Whitingham) lord of the manor, conveyed this estate in 1491 to the use of Sir Reginald Bray and the heirs of the body of his nephew, Edmund Bray. If this date be correct, that of the Inquisition is probably wrong, and *vice versa*. The variation suggests the suspicion that acts of inclosure may have sometimes been incorrectly referred by existing landowners to their predecessors in title.

[2] 'Button.' It is probable that this is Burton Latimer, one of the manors of which was at this time in the hands of a family of the name of Bouton or Bowghton (Bridges, ii. 223).

Mesuagium predictum prosterni fecit et devastari per quod vnum aratrum deponitur et quatuor persone abinde abierunt et tenementa illa valent per annum decem solidos et tenentur de [a]

q. xvj

I. xvij (Membrane 65) lytton

Et dicunt quod Willelmus lytton armiger nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et vna carucata terre videlicet triginta acris terre arrabilis et cultui vsitate et apte et que cum Mesuagio illo locate tradite et ocupate solebant in Dene in Comitatu predicto et sic inde seisitus tercio die Maii anno regni predicti nuper Regis henrici septimi vicesimo tercio Mesuagium predictum ad terram prosterni et devastari voluntarie fecit et predictas terras a Cultura et iconomia in pasturam animalium conuertit ob quod vnum aratrum deponitur Et sex persone que ibidem ocupari et manere solebant abinde recesserunt et in ocium perducuntur Cuius quidem Willelmi lytton statum de et in tenementis predictis Robertus Brudenell Miles modo habet[1] Et predicta tenementa valent per annum viginti quatuor solidos et octo denarios Et tenentur de [a]

Brudenell f[iat] s[ub] p[ena]

lytton xvij

Et dicunt vlterius quod Robertus lytton Miles nuper seisitus fuit in dominico suo vt de feodo de vno Mesuagio et octuaginta acris terre arrabilis et cultui vsitate et pro seminacione omnium granorum apte et que cum Mesuagio illo locate tradite et ocupate solebant in Kyrby[2] in Comitatu predicto et sic inde seisitus quarto die Iulii anno regni predicti nuper Regis decimo Mesuagium predictum prosterni et devastari fieri fecit et predictas octuaginta acras terre arrabilis sepibus et fossis inclusit et illas sic inclusas in pasturam animalium conuertit ob quod duo aratra deponuntur et octo persone que ibidem in Mesuagio predicto inhabitauerunt et circa culturam terrarum predictarum victum suum lucrauerunt abinde recesserunt et miseri facti sunt Cuius quidem Roberti lytton statum de et in tenementis predictis Robertus Brudenell Miles

Brudenell

[a] Blank in MS.

[1] Sir R. Brudenell, then a Justice of the Common Pleas, acquired this manor in 1515 (Bridges, ii. 301), and had his seat here (Churton's *Life of Bishop Smyth*, p. 441).

[2] Now Kirby. Near Dean, or Dene, in the Hundred of Corby (Bridges, ii. 315).

modo habet Et tenementa predicta valent per annum quadraginta solidos Et tenentur de [a]

Et dicunt iidem Iuratores quod Thomas phelip de Staunford [1] nuper seisitus fuit in dominico suo vt de feodo de vno Mesuagio et viginti et quatuor acris terre arrabilis pro seminacione omnium granorum apte et vsitate et que cum Mesuagio illo dimitti tradi et ocupari solebant et sic inde seisitus septimo die Ianuarii anno regni predicti nuper Regis duodecimo predictum Mesuagium in ruinam et decasum fore et prosterni permisit per quod quatuor persone que ibidem manserunt et Mesuagium predictum inhabitauerunt abinde cum dolore exire coacti fuerunt cuius quidem Thome philip statum de et in tenementis predictis quidam henricus Rogers modo habet Et tenementa predicta valent per annum sexdecim solidos Et tenentur de [a] Phelip f[iat] s[ub] p[ena]

aceciam predicti Iuratores dicunt quod Ricardus Tressam gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de viginti acris terre arrabilis et annuatim arrate et seminate in litell Newton et grette Newton in Comitatu predicto et sic inde seisitus octauo die aprilis anno regni predicti nuper Regis quinto predictas viginti acras terre arrabilis a cultura et seminacione granorum in pasturam animalium conuertit Et quod predictas [b] viginti acre terre valent per annum tribus libris [b] sex solidos et octo denarios Et tenentur de [a] Tressam

Et dicunt quod abbas Monasterii de pypwell nuper seisitus fuit et adhuc existit in dominico suo vt de feodo in iure Monasterii sui predicti de viginti et sex acris terre arrabilis vocate Oldfald feld et cultui apte et vsitate in Okle Magna [2] in Comitatu predicto et sic inde seisitus septimo die Februarii anno regni predicti nuper Regis vicesimo primo predictas viginti et sex acras terre arrabilis sepibus et fossatis inclusit et illas adhuc inclusas tenet et in pasturam conuertit ob quod Pypwell f[iat] s[ub] p[ena]

[a] Blank in MS. [b] Sic.

[1] 'Staunford,' *i.e.* Stanford or Standford, in the Hundred of Guilsborough, eleven miles N. of Daventry.

[2] Now Great Oakley. The convent of Pipwell held land here. The manor was in the family of Brooke (Bridges, ii. 325).

quinque persone minuuntur Et tenementa illa valent per annum vj s. viij d. Et tenentur de [a]

Morres

Et predicti Iuratores similiter dicunt quod Iohannes Morres gentilman nuper fuit seisitus in dominico suo vt de feodo de quadraginta acris terre arrabilis et annuatim arrate pro seminacione granorum congruas [b] et apte in Glapthorn [1] in Comitatu predicto et sic inde seisitus decimo die Iulii anno regni predicti nuper Regis duodecimo predictas quadraginta acras terre arrabilis que in agricultura et seminacione granorum a tempore de quo non exstat memoria vsitate fuerunt a tali vsu in pasturam animalium conuertit et sepibus et fossis illas inclusit ob quod vnum aratrum deponitur Et tenementa predicta valent per annum xx s. Et tenentur de [a]
Cuius quidem Iohannis Morres statum de et in tenementis predictis quidam Robertus Brudenell modo habet.

Brudenell

lyne f[iat] s[ub] p[ena] xvij Roys

Et insuper predicti Iuratores dicunt quod Willelmus lyne nuper fuit seisitus in dominico suo vt de feodo de triginta acris terre arrabilis et annuatim in Cultura posite et vsitate in Fotheryngaye in Comitatu predicto et sic inde seisitus vicesimo die Marcii anno regni predicti nuper Regis octauo predictas triginta acras terre arrabilis sepibus et fossatis circumquaque inclusit et sic inclusas in pasturam ouium ac aliorum animalium conuertit cuius quidem Willelmi lynne statum in tenementis predictis Iohannes Roys gentilman modo habet Et tenementa predicta valent per annum x s. Et tenentur de [a]

Fissher *

Et dicunt eciam quod Ricardus Fyssher gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et quadraginta et quatuor acris terre arrabilis et cultui apte et vsitate et que cum Mesuagio predicto tradi et dimitti solebant in apethorpe in Comitatu predicto et sic inde seisitus nono die Iulii anno regni predicti nuper Regis vicesimo predictum Mesuagium prosterni fecit aut in ruinam fore et voluntarie fecit permisit [b] per quod octo persone que in Mesuagio illo manebant et moram suam ibidem traherunt [b] abinde recesserunt et in ociositate et paupertate perducuntur

[a] Blank in MS. [b] Sic.

[1] Adjacent to Dene. See pp. 304, *n.* 1, and 281, *n.* 2.

Et tenementa predicta valent per annum viginti sex solidos et octo denarios Et tenentur de domino Rege.

Et dicunt quod Guydo Wolson Miles nuper seisitus fuit in dominico suo vt de feodo de quatuor Mesuagiis et quinquaginta acris terre arrabilis quas [b] quidem terre cum Mesuagiis illis tradi locari et ocupari solebant ac de octo cotagiis in apetrop in Comitatu predicto et sic inde seisitus **decimo** nono die Septembris anno regni predicti nuper Regis decimo Mesuagia et cotagia predicta ad terram prosterni fecit et in ruinam fore permisit et adhuc permittit [1] Et tenementa illa valent per annum triginta et duos solidos Et tenentur de domino Rege cuius quidem Guidonis statum de et in tenementis predictis Willelmus Bunt [2] [a] dominus de Mongoye modo habet.

Wolston scr[ibat] Gill[es] apethorp r[espondere] xv pasche

xviij (Membrane 64)

r[espondeat] Bunt [a] dominus de Monioye Wolston scr[ibat[

Et dicunt vlterius quod predictus Guido Wolston nuper fuit seisitus in dominico suo vt de feodo de Centum et duabus acris terre arrabilis et annuatim arrate et a tempore de quo non exstat Memoria pro seminacione granorum preparate et vsitate in apethorpe in Comitatu predicto et sic inde seisitus vndecimo die Octobris anno regni predicti nuper Regis vicesimo predictas Centum et duas acras terre arrabilis a Cultura et iconomia in pasturam animalium conuertit et abinde hucusque permanere permisit propter quod duo aratra deponuntur Et sex persone que ibidem occupati fuerunt circa culturam terrarum predictarum abinde vagarunt et

[a] Sic.

[1] The average number of inhabitants of a messuage is 6, and of a cottage 3, upon the estates of lay lords of manors holding land in hand in Northants. But the average area to a messuage on such estates is 40·2 acres; whereas here, there being no land to the cottages, the average area is only 12·5 acres per messuage. So far as the messuages, therefore, are concerned, the safest course will be to take as basis the average area of inclosed arable per person evicted on such estates. This is 5·04 acres, which gives, approximately, [10] persons evicted from the 50 acres. In the case of the 8 cottages the number must evidently be greater. Taking it at 3 persons per cottage, which is the average number on such estates, the evictions from the cottages will number [24], a total of [34] persons evicted.

[2] This blunder for Blunt suggests that the scribe was writing from dictation.

recesserunt victum et laborem querendum Et tenementa predicta valent per annum quinque libras tresdecem solidos et quatuor denarios cuius quidem Guidonis statum de et in tenementis predictis predictus dominus de Mountioy modo habet et tenementa illa tenentur de domino Rege.

xviij Grene

Et dicunt quod Thomas Grene nuper seisitus fuit in dominico suo vt de feodo de vno Mesuagio et sexaginta acris terre vnde quinquaginta acre terre inde sunt arrabiles et culture apte et vsitate et que quidem terre cum Mesuagio illo a tempore de quo non exstat memoria locate tradite et occupate fuerunt et solebant in Isham in Comitatu predicto et sic inde seisitus quartodecimo die augusti anno regni predicti nuper Regis quartodecimo Mesuagium predictum ad terram prosterni et devastari voluntarie fecit et permisit ob quod sex persone que in Mesuagio predicto manserunt et moram suam ibidem traxerunt abinde recedere coacti fuerunt mansionem alibi querendam [a] Et tenementa predicta valent per annum vj s. viij d. Et tenentur de [b] Cuius quidem Thome Grene statum de et in tenementis predictis quidam [a] Maria Middelton vidua modo habet.

Middelton f[iat] s[ub] p[ena]

Et dicunt vlterius quod [b] abbas Monasterii de pypwell [1] nuper fuit et adhuc existit seisitus in dominico suo vt de feodo vt iure Monasterii sui predicti de ducentis acris terre arrabilis et annuatim arrate et pro seminacione omnium granorum apte et vsitate et [c] a tempore de non [a] exstat Memoria in agricultura occupate fuerunt et solebant in Russhton in Comitatu predicto et sic inde seisitus duodecimo die Ianuarii anno regni predicti nuper Regis vicesimo predictas ducentas acras terre arrabilis a Cultura et ab vsu seminacionis granorum et iconomie in pasturam ouium et ceterorum animalium conuertit per quod quatuor aratra deponuntur Et triginta persone que ibidem circa culturam earundem terrarum occupati fuerunt et victum suum habuerunt abinde racione

[a] Sic. [b] Blank in MS. [c] Sic: 'que' omitted.

[1] The incloser was Thomas Weston, Abbot of Pipwell 1483–1510 (Bridges, ii. 333). The Abbot was a freeholder, the manor (Westhall) being in the family of Tresham (*ibid.* 69).

conuersionis terrarum predictarum ab iconomia in pasturam recesserunt et in ocium perducuntur Et terre ille valent per annum decem libras. Et tenentur de [a]

Et dicunt quod Walterus Mauntyll gentilman nuper et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti acris terre arrabilis et pasture et que cum Mesuagio illo tradite locate et occupate fuerunt et solebant in harrendon [1] in Comitatu predicto et sic inde seisitus nono die Decembris anno regni predicti domini Regis nunc henrici octaui quarto Mesuagium predictum in ruinam et decasum fore et ad terram prosterni voluntarie permisit quamobrem due persone que ibidem in Mesuagio illo Manserunt et illud inhabitauerunt abinde recesserunt et recedere coacti fuerunt Et tenementa illa valent per annum quatuordecim solidos Et tenentur de [b] Mauntyll f[iat] s[ub] p[ena]

Et dicunt super sacramentum suum quod in villa de Glendon [2] nuper fuerunt edificata duodecem Mesuagia necnon infra villam illam continentur quadringente quateruiginti quatuordecem acre j roda et dimidia roda terre arrabilis que a tempore de quo non exstat memoria arrari et seminari solebant et trescente viginti et quatuor acre pasture et prati Que omnia et singula Mesuagia terras arrabiles pasturas et prata iacentes in Glendon in Comitatu predicto quidam **Robertus** Malory gentylman sexto die Marcii anno regni domini Regis nunc quinto eadem tenementa integra sepibus et fossis circumquaque inclusit et nouem Mesuagia Mesuagiorum predictorum prosterni fecit et illa sic prosternita [a] et devastata permanere permisit et adhuc Mesuagia illa sic existunt terras pastur[as] [c] et prata predicta ob [b] vsu iconomie et culture in pasturam ouium et aliorum animalium conuertit et sic adhuc occupantur Et dicunt quod cum quolibet Mesuagio septem Mesuagiorum de predictis nouem Mesuagiis Malory [a] xviij (Membrane 63) xix Malory f[iat] s[ub] p[ena]

[a] Sic. [b] Blank in MS. [c] MS. *pastur.*

[1] 'Harrendon.' Probably Harrington, which, like Rushton, is in the Hundred of Rothwell. 'Harreuden Magna,' *i.e.* Harrowden, occurs later, p. 314.

[2] Clendon, Bridges.

viginti acre terre arrabilis et arrari annuatim consuete ad minus tradi locari et ocupari a tempore de quo non exstat Memoria ante et vsque inclusionem predictam fuerunt Et dicunt quod quatuor Mesuagia de Mesuagiis predictis et certe terre arrabiles cum illis nuper ocupate et dimisse videlicet vnum Mesuagium et lx acre terre arrabilis nuper in tenura Thome Cave aliud Mesuagium et xix acre terre arrabilis nuper in tenura Thome Gydwyn aliud Mesuagium et triginta et vna acre terre arrabilis nuper in tenura Thome Billyng et aliud Mesuagium viginti et duo acre terre et dimidia acra arrabilis nuper in tenura [a] Tyches et dimidia virgata terre nuper predicti Roberti Malory continens decem acras tenentur per Copiam Curie de domino Rege vt de Manerio suo de Gedyngton[1] in Comitatu predicto Et valent per annum quinquaginta solidos et decem denarios et tempore decasus et inclusionis predicte predictus Robertus Malory illa tenuit secundum consuetudinem Manerii predicti et Willelmus lane per Copiam Curie modo tenet predictum Mesuagium et terras nuper in tenura predicti [a] Tyche et Willelmus parre Miles similiter per Copiam Curie modo tenet predicta tria Mesuagia predictorum quatuor Mesuagiorum resid[ua] [b] Et dicunt quod Margareta Druell vidua modo seisita existit de vno predictorum duodecim Mesuagiorum et certa terre [c] in dominico suo vt de feodo et tenentur [a] Et valent per annum xxvj s. viij d. Et residua predictorum tenementorum in Glendon predicta inclus[orum] [d] valent per annum decem libras et tenentur [a] Et quod predictus Willelmus parre illa nunc tenet et quod Iohanna Malory vidua [e] Robertus Malory aduunculus predicti Roberti habent certe annuetatem extra tenementa predicta ad terminum vite sue que attingit ad anuum inde valorem eorundem Et dicunt quod racione decasus et inclusionis predicte deponuntur vndecim aratra et sexaginta et due persone que ibidem

xix lane Ticche Parre druell Parre Malory

[a] Blank in MS. [b] MS. *resid.* [c] Sic. [d] MS. *inclus.* [e] Sic: 'et' omitted.

[1] In the reign of Edward IV., and down to some time prior to 30 H. VIII. (1539), the manor of Geddington was, as this entry states, in the Crown (Bridges, ii. 309).

morari et occupari solebant abinde recesserunt et ociosi efficiuntur etc.[1]

Et dicunt quod [a] nuper firmarii domini Regis de terris ipsius domini Regis in Brigstok sexto die Ianuarii anno sextodecimo predicti nuper Regis viginti et sex acras terre arrabilis et pasture et sexto die Iunii anno quinto domini Regis nunc viginti et quatuor acras terre arrabilis de terris domini Regis in Brigstok[2] predicta in Comitatu predicto sepibus incluserunt et illas ab vsu iconomie in pasturam animalium conuerterunt et illas sic adhuc tenent et tenementa illa valent per annum quadraginta solidos. Firmarii de Brigstok

Et dicunt quod [a] Prior Monasterii de Fynyshede[3] Fynyshed f[iat] s[ub] p[ena] philip

[a] Blank in MS.

[1] The tabulation of this entry is full of difficulties. Out of 12 messuages 9 were destroyed. Seven of these were within the Act of 4 H. VII. c. 19 'agaynst pullyng down of Townes,' which applied to houses let to farm with 20 acres of arable land at least. Four of the 9 messuages are specified as having attached to them 60, 19, 31, and 22½ acres respectively. There was also a separate plot of 10 acres, or half a virgate. All these amount to 142½ acres. There was, further, one messuage, a freehold—the others being copyhold of the Crown—and 'certa terra,' of the annual rental value of 26*s.* 8*d.* The expression as to this messuage leaves it doubtful whether it was one of the 9 out of the total of 12 destroyed. I have so tabulated it, since it is otherwise difficult to explain why this special return of it was made. The rental value of 26*s.* 8*d.* at the Northamptonshire average of 7*d.* an acre of pasture on the property of lay freeholders gives, approximately, an area of [45½] acres. This leaves 4 messuages with pasture land, apparently freehold, and other land. Of this the total rental value was 10*l.* Part of this area was attached to 4 messuagia destroyed. Applying the average of 47·4 acres to a messuagium upon a lay freehold, we get 189·6 acres, or, approximately, [189½] acres attached to them. There then remain [441] acres, the rest of the 818½ acres (approximately) which is the total of the 494 acres 1½ roods arable and the 324 acres of pasture and meadow composing the total area of the 'villa.'

The difficulties of apportionment of the 62 persons evicted and the 11 ploughs put down are so numerous, the number of persons being considerably below the average, that I have tabulated the totals only.

[2] The manor was always in the Crown, and regularly let out to farmers (Bridges, ii. 284).

[3] The Prior of the Augustinian Priory (Black Canons) of Fynyshede or Fineshede was probably Simon Bulwick, ob. 1502. The Prior was lord of the manor. The Prior and Thomas Phylyp were perhaps joint

et Thomas phylyp nuper fuerunt seisiti videlicet predictus prior in dominico suo vt de feodo in iure Monasterii sui predicti et predictus Thomas phylyp in dominico suo vt de feodo de vno Mesuagio et duabus virgatis et quarta parte vnius virgate terre arrabilis qualibet virgata continente in se triginta acras terre et que cum Mesuagio illo a tempore de quo non exstat memoria locate tradite et occupate fuerunt et solebant in blatherwyke in Comitatu predicto et sic inde seisiti primo die Maii anno regni predicti nuper Regis henrici septimi tercio decimo predicti prior et Thomas phelyp Mesuagium predictum ad terram prosterni et in ruinam fore voluntarie permiserunt ob quod sex persone que in Mesuagio illo inhabitauerunt et moram suam ibidem traxerunt abinde recesserunt et vagarunt Et predictus prior adhuc existit seisitus de tenementis predictis in dominico suo vt de feodo vt in iure Monasterii sui predicti Et cuius quidem Thome phylyp statum de et in tenementis illis quidam Thomas phylyp Clericus filius et heres predicti Thome phylyp modo habet Et tenementa illa valent per annum viginti et quatuor solidos et tenentur de [a]

T. xix Vmfrey

Et dicunt quod Ricardus Vmfrey gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et de Medietate vnius carucate terre continente in se quatuordecim acras terre arrabilis et pro seminacione omnium granorum apte et vsitate et que cum Mesuagio illo tradi et dimitti solebant et Consuerunt in Wykeley in Comitatu predicto et sic inde seisitus quarto die decembris anno regni domini Regis nunc **henrici** octaui quinto Mesuagium predictum in ruinam et decasum existere et ad terram prosterni fecit et permisit ob quod tres persone que ibidem Manserunt abinde recesserunt et vagarunt et tenementa predicta valent per annum octo solidos Et tenentur de [a]

xx (Membrane 62)

Abbas sancti Iacobi iuxta

Et dicunt vlterius quod [a] abbas Monasterii sancti

[a] Blank in MS.

feoffees to uses, the Prior, as the return expressly states, in right of his Priory (Bridges, ii. 277, 308).

Iacobi prope Northampton [1] nuper fuit et adhuc existit seisitus in dominico suo vt de feodo vt in iure Monasterii sui predicti de vno Mesuagio et dimidia virgata terre arrabilis continente in se quatuordecem acras terre et que terre cum Mesuagio illo tradi dimitti et occupari solebant in Wykeley in Comitatu predicto et sic inde seisitus vicesimo octauo die Nouembris anno regni predicti domini Regis nunc quinto Mesuagium predictum ad terram prosterni et in ruinam existere fecit et permisit et adhuc permittit per quod tres persone que ibidem Morare [a] solebant abinde recesserunt et vagarunt Et tenementa illa valent per annum septem solidos Et tenentur de domino Rege.

Nor[t]h-[amp]t[on] scr[ibat] G[illes] r[espondere] oct[aua] Joh[ann]is Bapt[ist]e

Et dicunt quod dominus nuper vicecomes Wellys nuper fuit seisitus in dominico suo vt de feodo de duobus Mesuagiis et vna virgata et dimidia terre arrabilis continentibus in se quadraginta acras terre arrabilis que a tempore de quo non exstat memoria hominum in cultura et seminacione granorum vsitate fuerunt et que quidem virgata terre cum vno Mesuagio de predictis duobus Mesuagiis dimitti tradi et ocupari solebant [a] et predicta dimidia virgata terre cum predicto alio Mesuagio locata tradita et ocupata fuit et consueuit in Bulwyk in Comitatu predicto et sic inde seisitus octauo die Marcii anno regni predicti nuper Regis sexto Mesuagia predicta ad terram prosterni et devastari voluntarie fecit et permisit per quod nouem persone que ibidem manere solebant et inhabitauerunt abinde recesserunt et vagarunt Cuius quidem vicecomitis domini Wellys statum de et in tenementis predictis quidem Iohannes dominus le zouche modo habet Et predictum Mesuagium et carucata terre valent per annum viginti et quatuor solidos et Mesuagium predictum et dimidia carucata [2] terre cum Mesuagio illo vt predictum est dimissa

Vic[ecomes] de Welles scr[ibat] Gilles

xx

dominus le zouche scr[ibat] g[illes] Oct[aua] Joh[ann]is Bapt[ist]e Gille[s]

[a] Sic.

[1] The Abbot of St. James's, Northampton, in 1513 was Henry Cokkys, already returned as an incloser of 60 acres at Abthorp, *supra*, p. 283. The Abbot held lands here, but the manor was in lay hands (Bridges, ii. 346).

[2] Observe the use of 'virgata' and 'carucata' as synonymous terms.

sunt annui valoris octo solidorum et sex denariorum Et tenementa predicta integra tenentur de domino Rege.

Vaux

Et dicunt quod Nicholaus Vaus Miles nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de sexdecim acris terre arrabilis et cultui vsitate et annuatim arrate et seminacione granorum posite in harreudon magna in Comitatu predicto et sic inde seisitus septimo die Iulii anno regni predicti nuper Regis octauo predictas sexdecim acras terre a Cultura et iconomia in pasturam ouium conuertit propter quod due persone que circa culturam et occupacionem terrarum predictarum occupati [a] abinde racione conuersionis terrarum illarum recesserunt et ociosi existunt Et tenementa predicta valent per annum sex solidos et octo denarios Et tenentur de [b]

f[iat] s[ub] p[ena] Worokeston

Et predicti Iuratores similiter dicunt quod [b] prior Monasterii de Wrokeston [1] nuper fuit et adhuc existit seisitus in dominico suo vt de feodo vt in iure Monasterii sui predicti de vno Mesuagio vocato le Mansyon place de Thorp vnderwod [2] et centum acris terre arrabilis et pro seminacione granorum congruas [c] et apte et in Cultura annuatim posite et que terre cum Mesuagio illo locate tradite et occupate solebant in parochia de harryngton in Comitatu predicto et sic inde seisitus decimo die Ianuarii anno regni predicti nuper Regis octauo Mesuagium predictum ad terram prosterni fecit et in ruinam fore voluntarie permisit et predictas centum acras terre arrabilis que in Cultura et iconomia a tempore de quo non exstat memoria vsitate fuerunt a tali vsu inde in pasturam animalium conuertit per quod iconomia impeditur Et duo aratra deponuntur et viginti quatuor persone que in mesuagio predicto manserunt et circa culturam terrarum predictarum ocupati fuerunt et ibidem laborantes abinde recesserunt et ociosi existunt Et tenementa predicta valent per annum tres libras Et tenentur [b]

[a] Sic: verb omitted. [b] Blank in MS. [c] Sic.

[1] The Prior was perhaps Richard Randall, who died in 1510, but the list is very imperfect (Dugd. *Monast.* vi. 486). The Prior was lord of the manor (Bridges, ii. 66).

[2] Thorp Belet, Bridges.

Et dicunt quod Iohannes Elmes in festo sancti Michaelis archangeli anno regni predicti nuper Regis henrici septimi quinto tenuit de dicto nuper Rege ad voluntatem ipsius nuper Regis vnum mesuagium et vnam virgatam terre arrabilis continentem in se viginti et quatuor acras terre arrabilis et cum mesuagio illo tunc et diu ante tradite et ocupate et idem Iohannes Elmes sic tunc inde possessionatus mesuagium illud devastari et destrui fecit et terras illas inclusit et in pasturam animalium Conuertit per quod vnum aratrum deponitur et quatuor persone que ibidem morare [a] et ocupari solebant abinde recesserunt Et dicunt quod humfridus Stafford armiger modo est possessor tenementorum predictorum quodque tenementa illa valent per annum viginti et duos solidos et tenentur de [b] [1]

Elmes v xx. Stafford ar[miger] f[iat] s[ub] p[ena]

ET DICUNT QUOD priorissa de Catesby nuper fuit seisita in dominico suo vt de feodo vt in iure domus siue prioratus sancti Edmundi de Catesby de decem Mesuagiis et quatuor Cotagiis et de sexdecem virgatis terre arrabilis et annuatim arrate in Catesby predicta et cum vno quoque Mesuagio Mesuagiorum predictorum viginti acre terre locate et tradite fuerunt [2] Et sic seisita quinto die aprilis anno decimo predicti

xxj (Membrane 61) Priorissa de Catesby f[iat] s[ub] p[ena] scribat

[a] Sic. [b] Blank in MS.

[1] It is impossible to identify this entry. The name of the place is not given, and although the natural presumption is that it is the same as the preceding, viz. Thorpe Underwood, or Harryngton, there is no evidence that the Crown had a manor at either place (Bridges, ii. 32, 66).

There was a Humphrey Stafford of Blatherwick, whose father was hanged for treason under H. VII., and who was restored to his lands by H. VIII. (Bridges, ii. 276).

The family of Elmes, whose pedigree is given in Bridges (ii. 242), held manors at Lilford and Wermington, but there does not appear any evidence of their receiving any of the lands of the Stafford family (cp. *ibid.* ii. 480; Lipscomb's *Buckingham*, i. 395).

[2] It is not quite certain that this entry intends every virgate to be reckoned at 20 acres and no more, and that the mention of 20 acres is for any other reason than to bring all the cases within the Act 4 H. VII. c. 19, the common form of addition, 'ad minus,' being omitted accidentally (cp. *sub* Berford, p. 317, *infra*). There is, however, a precedent for a virgate of 20 acres in this county at Glendon, p. 310, *supra*. It seems, therefore, safer to accept this as the area—not the average virgate of the county.

nuper Regis henrici septimi Mesuagiis [a] et Cotagia ad terram prosterni et devastari fecit ac terras predictas sepibus et fossis circumquaque inclusit et ab vsu culture et iconomie in pasturam animalium conuertit et sic adhuc tenet per quod decem aratra deponuntur et sexaginta persone minuuntur Et tenementa predicta valent per annum decem libras Et tenentur de [b]

Goylyn

Et dicunt quod Iohannes Goylyn nuper fuit seisitus in dominico suo vt de feodo de quinque Mesuagiis et ducentis acris terre arrabilis que quidem terre a tempore de quo non exstat memoria in cultura occupate fuerunt et que cum Mesuagiis illis tradi locari et dimitti solebant et consueuerunt in Walton [1] in Comitatu predicto scilicet cum quolibet inde Mesuagio quadraginta acre terre ad minus occupate et locate fuerunt et sic inde seisitus vicesimo quarto die Marcii anno regni predicti nuper Regis henrici septimi secundo Mesuagia predicta ad terram prosterni et devastari fecit et terras predictas sepibus et fossis circumquaque inclusit [et ab] [c] vsu culture et iconomie in pasturam animalium conuertit et sic adhuc tenet per quod quinque aratra deponuntur et quateruiginti persone minuuntur [2] Et tenementa predicta valent per annum xlj li. Et [d] Goylyn vidua nuper vxor predicti Iohannis modo habet statum predicti Iohannis Goylyn in tenementis predictis Et tenentur de [b]

xxj

Boyvile *

Et dicunt quod Georgius Boyvyle nuper fuit et adhuc possessionatus existit de quinque Mesuagiis et de vno Cotagio et quateruiginti sex acris terre arrabilis que cum Mesuagio illo

[a] Sic. [b] Blank in MS. [c] MS. mutilated: text restored from recital in Exch. Q. R. Mem. Roll 318, T. T. 30 H. VIII. (1538), m. 36. [d] Blank in MS., but 'Elionora' in Exchequer proceedings above cited.

[1] 'Walton.' 'Within the parish of King's Sutton, consisting only of two houses, but formerly of larger extent' (Bridges, i. 180).

[2] In 1537 proceedings were taken by John Baker, A.-G., in Chancery, against the then owner, Richard Fermour, or Fermer, of London, grocer, for these inclosures, the Crown claiming a moiety of the rents and profits since the date of the inclosure. The proceedings, so far as they survive are printed on p. 493, *infra*.

locate et occupate fuerunt in Berford[1] in Comitatu predicto videlicet cum quolibet Mesuagio Mesuagiorum predictorum xviij acre terre tradite et dimisse ad minus et sic possessionatus existens tricesimo die Ianuarie[a] anno regni domini Regis nunc sexto Mesuagia et Cotagium predicta ad terram prosterni et devastari voluntarie permisit Et predictas terras arrabiles sepibus et fossis inclusit et ab vsu culture et iconomie in pasturam brutorum animalium conuertit et illas sic extunc hucusque tenet et habet et ea occasione quasi tota villa predicta de Berford destruitur et quinque aratra deponuntur et xx^ti^ persone que in Mesuagiis predictis moram trahere solebant et circa Culturam terrarum predictarum victum suum habuerunt abinde ob causis[a] predictis[a] recesserunt et vagarunt et tenementa predicta valent per annum quinque libras et septem solidos Et tenentur de domino Rege vt de Manerio suo de Gedyngton per copiam curie secundum consuetudinem Manerii predicti.

Et dicunt quod omnia et singula predicta Mesuagia domus et edificia que superius in hac inquisicione per eosdem Iuratores prosterni dicuntur necnon per eosdem Iuratores de et pro ruina et vastacione in eisdem Mesuagiis domibus et edificiis permissis factis perpetratis siue habitis presentantur ita in decasu ruina et devastacione existunt et quodlibet eorundem existit quod id illorum Mesuagiorum domorum et edificiorum quod superest siue remanet non sufficit ad manutenenciam iconomie et culture que ad terras arrabiles cum Mesuagiis domibus et edificiis illis occupatas siue dimissis[a] aut que ocupari et dimitti solebant requiruntur et fieri deberent nec quod iconomie[b] in domibus et edificiis illis pro cultura et iconomia ibidem vtendis Conuent[er][c] moram ibidem habere nequiunt.[a]

[a] Sic.
[b] Sic: apparently for *iconomi*.
[c] Sic: MS. *conuent*; apparently intended for *conuenienter*, which is the reading in Exch. Q. R. Mem. Roll 318, T. T. 30 H. VIII. (1538), m. 36.

[1] 'Barford liberty, formerly a town, but now only a single lodge. The marks of houses are still apparent from the face of the ground' (Bridges, ii. 72).

Et Iuratores predicti dicunt quod omnia predicta decasus ruine Mesuagiorum inclusiones terrarum arrabilium et conuercio inde in pasturam animalium ac diminucio populorum et quamplurima alia supradicta per eos superius presentata facta perpetrata et permissa sunt et a diu fuerunt contra formam diuersorum statutorum inde editorum ac regni domini Regis depauperacionem et populi diminucionem ecclesiarum que desolacionem et ad magnum dampnum populi domini Regis in Comitatu predicto et partibus vicinis huic Comitatui commorantis ac in malum et pernisiosum exemplum in Consimilibus casubus delin[quentiu]m[a] se disponentium nisi cicius in hac parte de permissis prouideatur remedium congruum In cuius rei testimonium tam Sigilla predictorum andree Wyndesore et Rogeri Wygston Commissionariorum vni parti presentis Inquisicionis cum predicto Nicholao Wakelyn primo Iuratorum predictorum remanenti quam sigilla predictorum Iuratorum alteri inde prefate parti Commissionariis per ipsos Iuratores deliberate presentibus sunt appensa Data apud Castrum Northamptonie in predicto Comitatu Northamptonie predicto terciodecimo die augusti anno regni Regis henrici octaui nono
x xxj supradicto.

[a] MS. *delinqm.*

OXFORDSHIRE

INTRODUCTION

THESE Returns show that the commissioners sat at Culnam [1] on August 3, and at Henle on October 7, on which day they also held a sitting at the neighbouring village of Remenham in Berkshire (p. 86, *supra*). The final sitting, as the colophon shows, was at Henle on October 19, 1517. From the Exchequer Rolls we learn that they also sat at Henley on August 7, at Culnam on August 13, and at Henley on October 10 (p. 86, *supra*). In the case of the sitting of October 19, recited in these Returns, the preamble is omitted, perhaps because the jury was the same. There is consequently no absolute guide to the point at which the presentments for this sitting begin, and it may be that one or more membranes is here lost, there being no colophon for the Culnam Returns of August 3. Thomas Lenthall appears as foreman of the jury at Culnam on August 3 (p. 339). Humphrey Elmys was foreman of the jury at Henle on October 7 (p. 327). The names of the two panels over which Lenthall and Elmys were respectively foremen were different throughout. Curiously enough, Lenthall and not Elmys is foreman on October 19 (p. 388), the panel on that date not being given. The names of the panel upon the other dates mentioned in the Exchequer Rolls, if any panel were sworn, have not been recorded. There is no evidence to support a conjectural explanation of the reappearance of Lenthall as foreman in another Hundred of the county. His signature

[1] Culneham in the Computus of the Augmentation Office (1530); Dugd. *Monast.* i. 526. Now Culham.

to the attesting clause was perhaps required as being that of the foreman of the first jury summoned. The contemporary Roman numeration which numbers Membrane 5, containing the preamble to the Henle Returns of October 7, lxj, and Membrane 8, containing the Returns in which Culnam appears as the place where presentments were taken on August 3, lxiiij, confirms the view that the proper sequence is governed by the colophons and not by the preambles, on which latter principle Membrane 8 would be lxj and rank first. In that order, therefore, the text is printed, though the point remains by no means free from doubt.

Each of the fourteen Hundreds of the county is represented in the Returns. In the Banbury Hundred, however, only Fynstok appears, and Fynstok was locally detached from the Hundred to which it belonged, being in the west of the county.[1] If a line be drawn north of Adderbury from east to west, which would include some twenty villages in the north of the county, partly in the Hundred of Bloxham, partly in that of Banbury, no one place will be found recorded as the scene of an inclosure, and it may be said that, with the anomalous exception above mentioned, the Hundred of Banbury is unrepresented. Now Leland happens to mention that he rode 'from Banbury to Warwike 12 miles by Champaine Groundes, fruitfull of Corne and Grasse, barren of Wood, and 2 miles by some enclosed and woody Groundes.'[2] We are not to infer, therefore, that the Returns are here incomplete. On the other hand, this particular district is singled out by Arthur Young in a report to the Board of Agriculture, published in 1809, as 'in respect of soil [red loam] the glory of the county, and adapted to every plant that can be trusted to it':[3] an evidence that the richest soils were not always necessarily the first to be inclosed.

[1] Cox, *Magna Britannia*, iv. 388.
[2] *Itin.* iv. 163, *a*.
[3] *View of the Agriculture of Oxfordshire*, 1809, p. 5.

As will be seen from a comparison of Tables I., II., and III., the total area returned as ingrossed is 11,587 acres, and the total area as inclosed as 8,570 acres. It speaks highly for Oxfordshire farming that only 69 acres were inclosed as park—in other words, for sport ('pro feris nutriendis'). The movement towards pasture is in this county conspicuous, 6,276 acres being returned as inclosed with that object, as against 2,225 inclosed as arable. In this respect the figures markedly contrast with those for Berkshire. In Berkshire inclosed arable was 65 per cent., in Oxfordshire it is only 25 per cent., of the whole. The Hundred of Chadlington is that which exhibits the largest actual area, though not the largest proportionate area of inclosed land. Here pasture is 77 per cent. of the whole. Chadlington Hundred is in the north-west of the county, bordering upon Gloucestershire and Warwickshire. In the Hundred of Bullingdon, on the east side of mid-Oxon, and bordering Bucks, the largest proportionate area, 3·50 per cent. of the whole Hundred, was inclosed, and of this, being 1,634 acres altogether, 92 per cent. was inclosed to pasture. Third in order comes the Hundred of Ploughley, with 996 acres returned as inclosed. Through this Hundred Leland rode on his way from Bicester to Brackley in Northants, and records that it contained 'but litle enclosing ground.'[1] In the mid-Oxfordshire Hundred of Wootton the whole area returned as inclosed was inclosure to pasture. In the Hundred of Binfield, at the extreme south-east of the county on the Bucks border, and in that of Dorchester south of Oxford on the west or Berkshire side, arable and pasture were more upon a level. In the Hundreds of Lewknor in the east, and of Bloxham in the extreme north, arable predominated. Bloxham has already been characterised. In the Hundred of Lewknor 'a brown strong loam on a moist bottom yields great crops of wheat.'[2] In short, it may be said that inclosure to pasture was largely in excess

[1] *Itin.* vii. fo. 9.
[2] *View of the Agriculture of Oxfordshire*, p. 8.

inclosed arable only asserting itself in the north and south-east of the county.[1]

The Table of progress of inclosures shows that from 1491–1500 there was a decline in the rate of inclosure of arable exceeding 7 per cent, and an increase of inclosed pasture amounting to 59 per cent. In the next decade, 1501–1510, a really remarkable movement is exhibited. The inclosure of arable has increased 660 per cent., that of pasture but 91·10 per cent. The price of wool fell during this decade from 6*s.* 0½*d.* (1491–1500) to 4*s.* 5¾*d.* the tod, whereas that of wheat had risen from 5*s.* 0¾*d.* the quarter (1491–1500) to 5*s.* 5½*d.* (1501–1510). (Rogers, 'H. A.' iv. 292, 305, 306.) In the next septennate (1511–17) there was an increased inclosure of arable amounting to 172 per cent., which again answers to the rise in the price of wheat to 6*s.* 8¾*d.* the quarter (1511–20), though wool rose to the figure, unprecedented for a century, of 6*s.* 7¼*d.* the tod. It is very probable that the legislation against inclosures, and the appointment of this commission prevented the response of inclosure and conversion being at the same rate as the rise of prices. The rise of inclosure to pasture was 12·12 per cent., while that of the price of wool was 47·4 per cent. Similarly, though the rise of inclosure of arable was 172 per cent., the rise in the price of wheat was only 23·2 per cent. It must be remembered that inclosure to pasture was the mischief more specially struck at by law. It may be noticed in this connexion that while the increase of arable in 1511–17 was at the same rate (172 per cent.) on both lay and ecclesiastical land, and while inclosure to pasture increased at the rate of 66 per cent. on lay land, it declined 32 per cent. on ecclesiastical land, as though ecclesi-

[1] That abundance of corn was grown in the common fields appears from Leland, who knew the county well, being beneficed at Hasely. 'From Ewelme to Haseley [Hundred of Ewelme] a v. miles by Chaumpaine Ground somewhat plentiful of Corne, but most layd to Pasturage,' *Itin.* ii. fo. 7. 'From the Ferry [near Dorchester] to Walingford, a Mile by marvelous fair Champain and fruteful Ground of Corne,' *ibid.* fo. 12.

astical owners, who are habitually described as holding of the king, were conscious that the law would certainly be enforced against them.[1]

This leads to the part played by the lay and ecclesiastical landowners respectively in the inclosing movement as revealed by the statistics. The proportion per cent. is 64·83 lay land to 35·16 ecclesiastical land inclosed. But ecclesiastical inclosures, or, to be exact, inclosures made by ecclesiastics, or with the licence of ecclesiastical landowners, show a greater tendency to pasture, being 40·17 per cent. of the whole pasture inclosed, 79·10 per cent. of the total arable inclosed being on lay property. The well-known activity of the great monastic houses in the wool trade[2] may perhaps account for this. They were already provided with their customers in the exporting middlemen, so that the temptation to them was stronger, restrained only by apprehensions of penal consequences. This interpretation seems to be fortified by the figures summarising the Table of the 'Status of actual inclosers.' From this it appears that the total area per person evicted and displaced—viz. 8·8 acres by ecclesiastical lords of manors, and 8 acres by ecclesiastical freeholders—is the smallest of all the correspondent areas illustrating the action of those immediately concerned in the movement: in other words, more persons per acre were evicted by these than by any other inclosers. Upon them, therefore, there must presumably have been operating some exceptional inducement.

It has been seen that lay and ecclesiastical inclosures, calculated in areas, were 64·83 and 35·16 per cent. of the whole respectively. But when we examine the summary of the Tables 'Status of landlords responsible for inclosures' &c., we find that the percentage of evictions upon lay land to the total evictions was less, and upon ecclesiastical land greater, than these proportions, being 59·45 and 40·54 respectively. This result harmonises with the figures showing the proportions of the conversions to pasture. The figures of displace-

[1] Cf. pp. 40, 263, *supra*. [2] Cf. Rogers, *H. A.* iv. 306, 307.

ment from labour, the milder consequence of inclosure, tell the same tale, being 71·42 per cent. of the totals on lay and only 28·57 per cent. of the totals on ecclesiastical land. Just as in the case of Berkshire and Northants, therefore, we are led to the conclusion that while the agricultural revolution was in progress in Oxfordshire the ecclesiastical landlords were more ruthless than lay landlords in their treatment of the unfortunate tillers of the soil.

In Oxfordshire land in the hands of owners was divided into the proportions of 68·49 per cent. (lay) and 31·50 per cent. (ecclesiastical). As in Berkshire and Bedfordshire the larger proportion (57·27) of the total area in the hands of lay landowners was held by freeholders.[1] Freeholding ecclesiastics who were, in effect, the secular clergy, appear with comparative rarity, and are returned as inclosing but 10·31 per cent. of the land held in hand by ecclesiastical owners. Recipients of voluntary offerings in addition to their endowments, they would be peculiarly sensitive to public opinion, and by their training but little disposed to commit themselves to agricultural improvement on any considerable scale. It is remarkable that in Oxfordshire ecclesiastical lords of manors held in hand almost as large a proportion of the total area held in hand by lords of manors as the lay lords themselves, viz. 49·11 per cent. as compared with 50·88 per cent. This, when compared with the respective shares of the two classes in inclosure to pasture, points again to the ecclesiastical landlords of Oxfordshire as being personally interested in the wool trade. It is to be noted that in Oxfordshire there are no copyholds returned as such. They are probably included among the leaseholds, and this, as has been elsewhere remarked, indicates competitive as contrasted with customary agriculture. As is to be expected, the proportion of land let on ecclesiastical estates is larger, though not much larger, than the proportion let on lay properties, being 65·89 as against 59·77 per cent. of the whole areas of ecclesiastical and lay land respectively. Ecclesiastics would naturally be

[1] As to Bucks, see pp. 154-55.

less trained for practical farming and less able personally to direct the cultivation of estates more scattered than most of those in lay hands. This is a consideration, it should be borne in mind, which perhaps exercised an effect upon the inclosures to pasture on ecclesiastical properties. The less constant the supervision the greater the tenants' liberty of action.

In the Table of 'Areas attached to messuagia' we see that the standard of comfort, as tested by the area occupied with a dwelling, was higher upon ecclesiastical than upon lay land, being 45 as contrasted with 38 acres. Especially were the occupants of holdings in the hands of lords of manors better off as tenants of ecclesiastics, having 39 acres as compared with 16 acres on lay land. In other classes a greater approach to equality is found, the ecclesiastical freeholder's tenancies being, as in Berkshire, below the average in area. Oxfordshire presents this contrast to other counties, that land is uniformly attached to its cottages,[1] the average area being no less than 15 acres, both upon lay and ecclesiastical land in hand of owners, and 7 acres on lay farm tenancies. This, perhaps, points to the prevalence of dairy farming, but it also proves that the peasantry of Oxfordshire were superior to the average of their class in material well-being. Oxfordshire, we know, was reckoned in 1503, after Middlesex, the richest county in England.[2] In harmony with this we find the population somewhat thicker than in Berkshire and Leicestershire, being six persons to a messuage on both lay and ecclesiastical land. The Oxfordshire plough-land averaged 54 (53·7) acres on lay and 42 (41·8) acres on ecclesiastical land, each maintaining a household of five persons.

When we turn to the Table of Rental Values, the inference already drawn from the omission of the mention of copyholds

[1] The rule is expressed in the entry *sub* Rethefeld Pypard, p. 383, *infra*. 'Mesuagia predicta sine terris cum eis locatis aut traditis tanquam cotagia remanent.'

[2] Rogers, *H. A.* iv. 89.

as such seems, to a certain extent, to be justified. The rental value per acre of leasehold land is $7\frac{3}{4}d.$ for arable, and $7\frac{1}{4}d.$ for pasture on lay land, $11d.$ and $6\frac{1}{2}d.$ per acre on ecclesiastical land. But the copyhold land in Berkshire, the county of copyholds, averages $8\frac{1}{2}d.$ on lay land, and only $5\frac{3}{4}d.$ on ecclesiastical land, the Berkshire ecclesiastics being, as has been noted, less intent upon making agriculture a profitable industry. In contrast to this, we actually find in Oxfordshire that the rents exacted by ecclesiastical landlords are the higher, being $11d.$ and $9d.$ for arable and pasture respectively, as against $7d.$ and $8\frac{1}{2}d.$ on lay land. And here it may be noted that arable land let by ecclesiastics commanded $2d.$ an acre more than pasture, in which respect it presents a parallel to the relations of the arable and pasture rental values of Berks generally. If, however, we take lay and ecclesiastical rental values together, we find that arable averaged $7\frac{1}{2}d.$, and pasture $10\frac{1}{2}d.$ per acre. The total average value of all land taken together was $10d.$ an acre. This shows that Oxfordshire was one of the counties in which rental value was somewhat high, though not beyond such a rate as its exceptional fertility warranted. Its wool ranked with that of Berkshire at $93s.$ $4d.$ a sack in the assessment of 1454,[1] a price sufficient to account for a total average rental value of $10\frac{1}{2}d.$ an acre as against $7\frac{1}{2}d.$ for arable.[2] The breed of sheep in the two counties appears to have been then the same.[3] The area returned as ingrossed is exceptionally large, being 11,587 acres, which points to a development of capitalist farming in this county.

[1] Rogers, *H. A.* iii. 704.

[2] The result, as has been noted, was not the same in Berkshire: see p. 567, *infra*.

[3] A. Young, *View of the Agriculture of Oxfordshire*. 1809. p. 315.

INQUISITION OF 1517

OXFORDSHIRE

(Membrane 5) Oxon[ia]

INQUISICIO indentata capta apud henle super Thamisem in Comitatu predicto septimo die Octobris anno regni Regis henrici octaui nono coram Iohanne Veysy Decano Capelle predicti domini Regis andrea Wyndesore Milite et Rogero Wygeston nuper de leicestria Commissionariis predicti domini Regis pretextu literarum patencium ipsius domini Regis eis et duobus eorum confectarum et directarum ad inquirendum per sacramentum proborum et legalium hominum de Comitatu predicto tam infra libertates quam extra que et quot ville quot domus et edificia a festo sancti Michaelis archangeli anno regni illustrissimi domini henrici nuper Regis anglie septimi patris domini Regis nunc quarto prosternuntur et quot et quante terre que tunc in cultura erant et iam in pasturam conuertuntur necnon quot et quanti parci pro feris nutriendis citra idem festum includuntur et que terre aliquibus parcis vel alicui parco qui tunc fuerint aut fuerit pro elargacione huiusmodi parcorum includuntur et per quos vel per quem ubi quando qualiter et quomodo ac de aliis articulis et circumstanciis premissa qualicumque[a] concernentibus plenius veritatem assignatis per sacramentum humfridi Elmes armigeri Ricardi Duke gentilman Rogeri Thomlyns gentilman Ricardi Swyft Edwardi Mason Thome petyte Elie Shepard Roberti Symmes Roberti Walker Willelmi Bocher Roberti Mathewe Iohannis Bedycote Dauid lewes henrici lxj

[a] Sic.

Boller et Iohannis Whyte proborum et legalium hominum de Comitatu predicto Qui dicunt super sacramentum suum
Eynsam quod Milo nuper abbas Monasterii de Eynsam nuper fuit seisitus in dominico suo vt de feodo in iure Monasterii sui predicti de duobus Mesuagiis et ducentis acris terre arrabilis et Cultui ~~vsitate et~~ [a] apte et annuatim arrate et cum Mesuagiis illis ante tunc vsualiter locatis et dimissis scilicet cum vnoquoque eorum Mesuagiorum centum acris terre arrabilis
litill Rollerigbt quindena [b] pasche inde ad minus in litill Rolleryght in Comitatu predicto et sic inde seisitus quarto die Nouembris anno regni domini henrici nuper Regis anglie septimi duodecimo Mesuagia predicta ad terram prosterni et in decasum fieri fecit et illa sic adhuc existit [c] ac terram illam ab vsu Cultus et arrure in pasturam ouium et aliorum animalium conuertit et illa sic extunc hucusque vsus est ob quod iconomia et Cultus eorundem tenementorum a dicto quarto die Nouembris anno duodecimo supradicto hucusque non habebatur sed penitus et totaliter impeditur et deterioratur et ea occasione tria aratra deponuntur et subtrahuntur et viginti persone que in Mesuagiis predictis adtunc moram traxerunt et circa eandem Culturam sufficienter fuerunt ocupate a mansionibus suis predictis lacrimose recesserunt et in ocium perducuntur Cuius quidem nuper abbatis statum de et in tenementis predictis quidam [d] nunc abbas Monasterii illius modo habet et tenementa illa valent per annum vltra reprisas [1] quinque libras Et tenentur de domino Rege

Chamberleyn Tre[vethen] †[e] Et dicunt quod Robertus Busby qui quarto die Iunii anno regni predicti nuper Regis decimo octauo tenuit et adhuc tenet ex dimissione Sibelle Chamberleyn vidue pro termino certorum annorum adhuc durancium vnum Mesuagium vocatum Busbyes-house et sexaginta et octo acras terre arrabilis et Cultui vsitate et apte et cum Mesuagio illo locatas et

[a] Sic : struck through in orig. MS. [b] MS. *xv.* [c] Sic. [d] Blank in MS.
[e] MS. *Trē.* See Introd., p. 76, *supra*.

[1] 'Vltra reprisas,' 'net rental'; a term not used in the Returns for Berks, but not uncommon in others. The Abbey of Eynsham held the manor (cp. Dugd. *Monast.* iii. 15, 28, 30).

dimissis[a] in Grove[1] in Comitatu predicto reuercione inde prefate Sibelle et heredibus suis post terminum illum finitum spectante moram suam ibidem per tempus illud non fecit sed alibi per quod vnum aratrum deponitur et decem persone que ibidem in Mesuagio illo manere solebant a Mesuagio predicto recesserunt[2] et in ocium perducti sunt Et tenementa illa valent per annum quadraginta solidos Et tenentur de domino Rege

Gardner f[iat] s[ub] p[ena]

Et dicunt quod Thomas Gardyner nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti acris terre arrabilis et que cum Mesuagio illo tradi locari et ocupari solebant in Fynstok[3] in Comitatu predicto et sic inde seisitus primo die Iulii anno regni domini Regis nunc quinto predictum Mesuagium prosterni et devastari causauit et permisit per quod tres persone que in Mesuagio predicto diu habitauerunt et inhabitare potuerunt abinde recesserunt et in ocium perducuntur et minuuntur Et tenementa illa valent per annum quinque solidos Et tenentur de[b]

Yong Camby r[esponsio] f[iat][c] scr[ibe][d]

Et dicunt quod Willelmus yong armiger et Iohannes Camby gentilman nuper fuerunt et adhuc existunt seisiti in dominico suo vt de feodo de sexaginta acris terre arrabilis et Cultui vsitate et apte in hampton poyley[4] in Comitatu predicto et sic inde seisitus[a] secundo die augusti anno regni domini Regis nunc quinto predictas terras sepibus et fossatis incluserunt et sic adhuc in separalitate tenent ac illas a Cultura et iconomia in pasturam ouium et aliorum animalium conuertunt per quod duo aratra deponuntur Et tenementa illa valent per annum tres libras Et tenentur de domino Rege

f[iat] s[ub] p[ena]

Et dicunt quod Willelmus yong de Wyttenham et Ricardus

[a] Sic. [b] Blank in MS. [c] MS. *r f.* [d] MS. *scr̃.*

[1] 'Grove.' In the parish of Chastleton.

[2] The house was 'decayed' within the meaning of the Act of 1489 (4 H. VII. c. 19), and is so tabulated (see p. 194, *n.* 1, *supra*).

[3] The manor was held by the Abbey of Eynsham (Dugd. *Monast.* iii. 28, 30). In this case the land appears to have been left arable. It is therefore tabulated as an inclosure simply.

[4] This appears to have been a Crown manor, for another person is described as holding here of the King, p. 348, *infra*.

Hely nuper fuerunt seisiti in dominico suo vt de feodo de vno Mesuagio et quadraginta acris terre arrabilis et Cultui vsitate et apte et que cum Mesuagio illo tradi locari et ocupari solebant in Brightwell in Comitatu predicto et sic inde seisitus [a] decimo die Februarii anno regni predicti nuper Regis secundo Mesuagium predictum ad terram prosterni et in decasum voluntarie fieri permiserunt per quod sex persone que in Mesuagio predicto diu habitauerunt abinde recesserunt et vagarunt Et tenementa illa valent per annum viginti sex solidos et octo denarios Et tenentur de [b]

Sheymaker iij

Et dicunt quod Willelmus Sheymaker [1] tenet tres separales firmas in asterley [2] in Comitatu predicto et cum eis tres mansiones et tantum vna earundem Mansionum per ipsum inhabitatur per quod quatuor persone que ibidem cum inde nuper ocupatoribus manere solebant in vagum exinde abierunt etc.

Et dicunt quod Griffidus Milton qui a festo sancti Michaelis archangeli anno regni domini Regis nunc primo tenuit et adhuc tenet ad firmam ex dimissione Iohannis lee vnum Mesuagium vocatum Walle et octuaginta acras terre in Chepyng Norton [3] ad valenciam per annum quadraginta solidorum eo quod alia tenementa habet et tenet ad firmam

[a] Sic. [b] Blank in MS.

[1] Cf. p. 371, *n.* 2.

[2] 'Asterley.' A village which has now disappeared, with the exception of a single farmhouse half a mile S.W. of Kiddington. This is a case of the ingrossing of three farms. In Oxfordshire the average area of arable per person evicted by farm tenants of lay properties is 6·5 acres. This gives 26 acres to the four evictions. The average area per person evicted from the estates of lay lords of manors = 6·99 acres, which gives 28 acres here. I adopt [27] acres as the mean area of the two farms consolidated. Of the third farm we have no further particulars than that its dwelling was also a 'mansio,' apparently a cottage with land. The average area assigned to cottages on farm tenancies in Oxfordshire is 7 (7·3) acres. Assigning this to the third holding ingrossed we have [34] acres in the column of areas ingrossed. See *infra*, p. 371, for another destruction of houses here.

[3] 'Chepyng Norton.' This is an anomalous entry, the acreage of the 'alia tenementa' being omitted. It is possible that the phrase refers only to another dwelling-house, and as such it is tabulated. The manor had belonged to the family of Croft in 1502 (Murray's *Oxfordshire*, p. 212), but by this recital appears to have escheated to the Crown.

in Mesuagio predicto moram non trahit nec per tempus predictum traxit nec ibidem habitacionem haberi permisit etc.[1] Et tenementa illa tenentur de domino Rege etc.

ET dicunt quod Iohannes Marche tenet duo Mesuagia et certas terras per duas separales dimissiones videlicet vnum vnde in Beynton[2] in Comitatu predicto ad valenciam undecim marcarum per annum ex dimissione Kenelmi Rede gentilman et aliud inde in Stretton awdeley[3] in eodem Comitatu ad valenciam vndecim marcarum per annum ex dimissione Iohannis Bowrgchyer domini Barnesse et suam moram tenet in vno eorumdem Mesuagiorum etc.[4] (Membrane 6)

Et dicunt super Sacramentum suum quod [a] abbas

[a] Blank in MS.

[1] Here 80 acres arable are inclosed and a messuage destroyed by a farm tenant on the land of a lay freeholder. (*a*) The average number of inhabitants to a messuage upon a farm tenancy on lay land in Oxfordshire = 5. But the average number of acres to a messuagium on such a tenancy is 44½ acres (44·56), so that 5 is probably below the number in this case. A proportion based on these data would give 8·9, *i.e.* 9 persons to the 80 acres. (*b*) The average number of acres per person evicted from inclosed arable on such a tenancy = 6½ acres (6·5). This would give 12·3 persons evicted from the 80 acres. It is perhaps safest, therefore, to adopt the mean number [10] as the number of evictions here. The word 'tenementa' ('alia tenementa') does not, like 'messuagium,' point directly to a farm holding, so I have not treated this as a case of ingrossing.

[2] 'Beynton'; now Beanton, a hamlet W. of Stratton Audley.

[3] 'Stretton Awdeley.' John Bowrgchyer, Lord Barnesse, was John, Lord Berners. The Bourchiers were descended on the maternal side from the family of Fitzwaryn; and these, again, on the maternal side from that of Aldithley, or Audley. Lord Berners was probably lord of the manor. See Nicolas, *Hist. Peerage.*

[4] This is a case of the consolidation of farms. As the house is not 'maintained,' in the language of the statutes, it is evident that at some time or other a displacement of population has taken place. This is estimated upon the basis of the acreage as calculated from the rental. At 6½*d.* an acre, the average rental value of arable land in the case of farm tenancies on lay property in Oxfordshire, each of these inclosures = [271] acres. Following the reasonings of (*a*) and (*b*) in the case of Chepyng Norton, *supra*, the number evicted from Stretton Awdeley will be 30. (*c*) The average number of acres per person evicted from the land of lay freeholders = 10·7 acres, which gives 25·3 evictions. I tabulate [27] as a mean number between these extremes.

Goryng

Monasterii de Goryng[1] in iure eiusdem Monasterii nuper fuit seisitus in dominico suo vt de feodo de tribus Cotagiis et viginti et nouem acris terre arrabilis et arrari consuete cum pertinenciis in Goryng in Comitatu predicto de quibus terris duodecim acre terre cum vno Cotagio vocato Burned house eorundem Cotagiorum ad valenciam per annum quinque solidorum modo in tenura Iohannis [a] tres acre cum alio inde Cotagio vocato Squyars anui valoris quinque solidorum et quatuordecim acre cum alio Cotagio inde vocato long house modo in possessione Willelmi Taillour anui valoris septem solidorum locari tradi et in iconomia ocupari solebant et sic seisitus vicesimo die Marcii anno regni predicti nuper Regis vicesimo secundo Cotagia illa in decasum et ruinam fieri permisit[2] et sic adhuc existere permittit per quod sex persone que in Cotagiis illis inhabitare solebant et potuerunt abinde recesserunt et mansionibus carent etc. et dicunt quod predictus abbas de tenementis illis adhuc seisitus existit

Thomas Comes de[rbie] [b] f[iat] s[ub] p[ena]

Et dicunt quod Thomas Comes Derbie nuper fuit et adhuc existit seisitus in dominico suo ut de feodo de quatuor Cotagiis et sexaginta et vna acris terre arrabilis et arrari annuatim consuete cum pertinenciis in Goryng predicta in Comitatu predicto et cum vno Cotagio inde vocato Brayes ad valenciam per annum septem solidorum modo in tenura Willelmi Talbott quatuordecim acre terre inde et cum alio inde Cotagio vocato Fulbrokys quod valet per annum septem solidos et sex denarios modo in tenura Iohannis [a] quindecim acre terre inde et cum alio inde Cotagio vocato laynys sexdecim acre inde ad valenciam octo solidorum per annum quod Iohannes [a] modo tenet ac cum quarto inde Cotagio vocato litilhouse sexdecim acre terre inde residue quod valet per annum nouem solidos modo in tenura Willelmi Iustice tradi ocupari et dimitti ad firmam solebant et sic seisitus

[a] Blank in MS. [b] MS. scarcely legible.

[1] 'Goryng.' The Prioress of this place, where was an Austin Nunnery, held a manor here (Dugd. *Monast.* vi. 582). No list of the prioresses is given.

[2] As the three cottages were destroyed, the whole must have been consolidated with another holding, which, in the language of the statutes, is he ingrossing of four holdings; and as such it has been tabulated

decimo die Iunij anno regni predicti nuper Regis quarto-decimo Cotagia illa prosterni et in ruinam existere permisit et adhuc sic existunt ob quod octo persone que ibidem ante tunc moram suam traxerunt a mansionibus suis ibidem evadere coartabantur et recesserunt etc.

Et dicunt quod Robertus West qui tenet ad firmam ex dimissione Philippi Chambernon pro termino certorum annorum vnum Mesuagium et certas terras ad anuum valorem xlvj^{s} viij^{d} vocatum Sladys in Stokkyng Churche [1] in Comitatu predicto suam moram alibi et non ibidem trahit et trahere intendit per quod octo persone que ibidem cum inde ocupatore manere solebant mansionem ibidem habere non possunt nec habent etc. Chambernon

Et dicunt quod Thomas henne qui tenet vnum Mesuagium et quadraginta acras [2] terre arrabilis ad anuum valorem xxj^{s} viij^{d} in addersbery non habet aliquem manentem in Mesuagio illo ubi sex persone manere solebant et possunt

Et dicunt quod Edmundus [a] Newes armiger nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de triginta acris terre arrabilis et que arrari annuatim solebant vocatis Costowe ad anuum valorem quadraginta solidorum et sexdecim acris terre arrabilis et arrari consuete vocate fyveten et Gybbys hedacre ad valenciam per annum duodecim solidorum in Takla [3] et sic seisitus sexto die Marcii anno regni domini Regis nunc quinto terras illas ab vsu iconomie in pasturam animalium conuertit et illis sic vsus est terre que ille tenentur Newes Ief[son] [b]

[a] MS. *Edus*.

[b] This is probably for Jeffson, one of the six clerks in Chancery, who succeeded John Rodes, whose name also occurs in the marginal notes. See *S. P. Dom.* H. VIII. ii. 2808, Jan. 22, 1517.

[1] 'Stokkyng Churche.' Now Stokenchurch. This is the inverse case to that of Beynton. The basis of the calculation of [72] acres is the Oxfordshire average rental value of leaseholds of arable on lay land, viz. 7¾*d.* an acre. The absence of the phrase 'et tenentur de domino Rege' probably indicates that the lessor was a freeholder. The case suggests consolidation, though no presentment is made as to any ingrossing, nor any mention of another 'messuage.' Similarly with the following entry.

[2] A definite area being presented, this is taken to be intended for an inclosure, although not explicitly stated to be so.

[3] 'Takla.' Now Tackley. The incloser was lord of the manor.

de domino Rege et ratione premissorum tres persone laboribus suis carent

scr[ibe] Bissetter

Et dicunt quod Willelmus pope tenet et per sexdecim annos elapsos tenuit de priore de Bysseter ad firmam vnum Mesuagium et sexaginta acras terre arrabilis ad anuum valorem

Clyfton

sexaginta solidorum in Clyfton[1] vltra alia tenementa que similiter ad firmam tenet etc.[2]

Et dicunt quod Simon hadlond tenet ad firmam vnum Mesuagium vocatum glasehouse et duas virgatas terre arrabilis cum eodem sibi traditas ad anuum valorem xix^{s} in Clyfton in Comitatu predicto et suam moram trahit in alio Mesuagio vocato hycokes quod eciam cum certis terris tenet ad firmam[3] per quod vnum aratrum deponitur et sex persone laboribus ocupacionibus et mansionibus carent Et tenentur de domino Rege

[1] 'Clyfton.' Now Clifton Hampden. The Priory held the manor (Dugd. *Monast.* vi. 435).

[2] This first entry is very difficult to deal with. I have treated it as a case of inclosure and constructive decay of the messuage, the 60 acres being taken to have been thrown into the other holdings. Though it is not mentioned that the messuage is decayed, yet its mention at all points to its not being maintained because of the 'alia tenementa.' In the previous entry, where the messuage was not decayed, no mention is made of it. I have therefore tabulated this as a 'decayed' messuagium. This is justified by the declaration of the jury *sub* Tylley and Goring, *infra*. The number of persons evicted in consequence is arrived at as follows: (*a*) In Oxfordshire the average number of inhabitants to a messuage upon ecclesiastical farm tenancies = 7. (*b*) The average area to a messuage in the case of a farm tenancy on ecclesiastical property = 52 (52·2) acres. These data would give slightly more than 8 persons to the 60 acres. (*c*) The average number of acres per person evicted by farm tenants of ecclesiastical land = 9·3 acres, which gives between 6 and 7 persons to the 60 acres. If we take the average number of acres per person evicted from the land of ecclesiastical lords of manors, viz. 8·3 acres, we get slightly over 7 persons. As [7] is about the mean number, it is tabulated here.

As to the other farm tenancies, they must have been at least two, on which assumption by the Oxfordshire averages of land attached to messuagia they must have been about 90 acres (45 × 2). The total area ingrossed would be 150 acres (60 + 90).

[3] By the reasoning of the last note the total area ingrossed would be (46) + [45] acres, or [91] acres in all.

Et dicunt quod Willelmus Derby qui tenet ad firmam ex dimissione Iohannis Reyse gentilman vnum Mesuagium et quadraginta acras terre arrabilis et que arrari consueuerunt et cum Mesuagio illo locari consueuerunt in magna Rolryght in Comitatu predicto necnon alia [a] Mesuagium et terras [1] in quibus idem Willelmus inhabitat [b] non manet in predicto Mesuagio quod tenet de Iohanne Reyse et dicunt quod predictus Iohannes Reyse Mesuagium illud in totalia [a] decasum et ruinam fore permisit quod domus et edificia inde non sufficiunt ad iconomiam de et in terris predictis faciendam et ratione premissorum sex persone a mansionibus suis ibidem evadere compelluntur et predicta Mesuagia et terra predicta Iohannis Reyse valet per annum quadraginta solidos Reyse

Et dicunt quod Iohannes asshefeld armiger tenet ad firmam de Iohanne hungerford Milite vnum Mesuagium et certas terras in magna Rolryght predicta in Comitatu predicto ad anuum valorem octo librarum [2] vnde Mesuagium in ruinam et decasum fore permittitur Ita quod habitacio ibidem haberi non potest per quod mansio septem personarum que ibidem fieri consueuit imminuitur etc. idem que Iohannes asshefeld in mansione sua propria alibi inhabitat hungerford

Et dicunt quod Simon Sexten qui tenuit vnum Cotagium et sex acras terre arr[abilis] [c] cum pertinenciis in Noke [3] in Comitatu predicto ad anuum valorem xiij[s] iiij[d] ac Iohannes Strayn qui ibidem similiter tenuit vnum Cotagium et quatuor acras terre arrabilis ad anuum valorem octo [soli]dorum [c] anno regni predicti nuper Regis sextodecimo Cotagia illa prosterni Sexten Streyn

[a] Sic. [b] Sic: *et* omitted. [c] MS. partly illegible.

[1] By the reasoning of the two preceding notes, this is an ingrossing of [85] (40 + 45) acres.

[2] 'Magna Rolryght.' The acreage here is calculated upon the basis of 6½*d.* an acre, the average rental value of arable upon Oxfordshire farm tenancies of lay land. This works out at [295] acres.

The manor belonged to the Priory of Coldnorton (Dugd. *Monast.* vi. 421). Bishop Smyth endowed Brasenose with 'the entire property of the suppressed Priory of Cold Norton' (Churton's *Life of Bishop Smyth*, pp. 303, 304). See p. 384, *n.* 1, *infra.*

[3] 'Noke.' This was a manor of the Babingtons (Dunkin, ii. 94). The recital seems to imply that the owner of these plots was a freeholder.

et devastari permiserunt per quod quatuor persone a mansionibus suis ibidem recedere coartabantur

Mathewe viij

Et dicunt quod [a] nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et triginta acris terre arrabilis et que arrari annuatim solebant et cum Messuagio [i]llo[b] ocupari et tradi consueuerunt in adderbury in Comitatu predicto [et][c] sic seisitus secundo die Iunii anno regni domini Regis nunc quarto Mesuagium illud devastari et in ruinam Cadere et existere voluntarie permisit quod iconomia ibidem sicut decet haberi non potest et Ricardus Carpenter qui tenementa illa modo tenet ad firmam de predicto [a] Mathewe in Mesuagio predicto non inhabitat nec habitari[d] propter inde ruinam non potest per quod quatuor persone s[uis][e] mansionibus Carent et tenementa illa valent per annum vltra reprisas quatuor libras

(Membrane 7)

hyde scr[ibe]

Et dicunt quod Willelmus yowny[1] [f] qui tercio die Maii anno regni domini Regis nunc sexto tenuit et adhuc tenet ex dimissione Willelmi hyde pro termino certorum annorum adhuc durancium vnum mesuagium vocatum ladygrove et viginti acras terre arrabilis et cultui vsitate et apte et que cum Mesuagio illo tradi occupari et dimitti solebant et consuerunt in Goryng in Comitatu predicto reuercione inde post terminum illum completum predicto Willelmo hyde et heredibus suis spectante dicto tercio die Maii anno regni predicti domini Regis nunc sexto predicto Mesuagium predictum ad terram prosterni et devastari voluntarie fecit et predictas viginti acras terre arrabilis que a tempore de quo non exstat memoria in cultura et iconomia ocupate fuerunt a tali vsu in pasturam animalium conuertit et sepibus et fossis illas inclusit et illas sic inclusas adhuc tenet per quod quatuor persone que ibidem

[a] Blank in MS. [b] MS. mutilated. [c] MS. illegible. [d] Sic. [e] MS. partly illegible. [f] Sic, but the name appears as Yong in Exch. Q. R. Mem. Roll 29c, M. T. 11 H. VIII. m. 20 dorso.

[1] This is perhaps the Willelmus Yong de Streytley, a place on the Berkshire side of the Thames, opposite Goring, presented for inclosure at Yppysden, on p. 379, *infra*, and also for the destruction of another messuage called Lady Grove, at Goryng, held under the same landlord, on Jan. 6, 1511. See p. 352, *infra*.

moram traxerunt et circa culturam earundem terrarum ocupate fuerunt abinde recesserunt et in ocium perducuntur Et tenementa illa valent per annum decem solidos Et tenentur de domino Rege [1]

Et dicunt quod Thomas Marten qui decimo die Novembris anno regni [domini][a] Regis nunc septimo tenuit et adhuc tenet ex dimissione [b] abbatis Monasterii de Goryng pro termino certorum annorum adhuc durancium vnum Mesuagium vocatum Stapnell et centum acras terre arrabilis et pasture et que cum mesuagio illo locari tradi et ocupari solebant in Gate hampton in Comitatu predicto reuercione inde prefato abbati et successoribus suis in iure Monasterii predicti post terminum illum completum spectante dicto decimo die Nouembris anno regni predicti domini Regis nunc septimo predicto Mesuagium predictum prosterni et devastari voluntarie fieri permisit per quod octo persone que ibidem manserunt et moram suam traxerunt abinde recesserunt et in ocium perducuntur Et tenementa illa valent per annum quinque marcas Et [tenent]ur [c] de domino Rege

abbas de Goryng

lxiij Jef[son]

Et dicunt vlterius quod Robertus Meis qui septimo die Octobris anno regni predicti nuper Regis secundo tenuit et adhuc tenet de terris et tenementis Willelmi Compton Militis Iohannis arundell Militis Iohannis Sowthe Militis et Ricardi Sapcote armigeri pro termino certorum annorum adhuc durancium quadraginta acras terre arrabilis et pro seminacione omnium granorum vsualiter posite et ocupate in Barton Sharshill [2] in Comitatu predicto et vnde iidem Willelmus Iohannes Iohannes et Ricardus modo seisiti existunt in dominico suo vt de feodo dicto septimo die Octobris anno regni predicti nuper Regis secundo predictas quadraginta

Compton & al[ii]

[a] MS. illegible. [b] Blank in MS. [c] MS. partly illegible.

[1] 'Goryng.' The conclusion of this return points to the Hydes as holders of the lay manor which existed here (Kennett, *Par. Ant.* ii. . 20), besides the ecclesiastical one to which reference has already been made, p. 332, *n.* 1, *supra.* This inference is proved by the proceedings in Exch. Q. R. Mem. Roll 299, *sup. cit.* Cf. p. 352, *infra.*

[2] 'Barton Sharshill.' Now Sesswell Barton, in the parish of Steeple Aston and Hundred of Wooton.

acras terre arrabilis a cultura et iconomia in pasturam animalium conuertit et illas sic adhuc tenet et ocupat Et predicte quadraginta acre terre valent per annum sex solidos et octo denarios Et tenentur de domino Rege in Capite

Et dicunt super sacramentum suum quod Thomas Marten qui vicesimo die octobris anno regni predicti nuper Regis vicesimo quarto tenuit ex dimissione [a] nuper abbatis de Eynesham sexaginta acras terre arrabilis et arrature annuatim consuete cum pertinenciis vocatas Child cum pertinenciis [b] in Tylley [1] et Goryng in Comitatu predicto reuercione et feodo inde nunc abbati de Eynesham [2] pertinente et quas predictus Thomas Marten adhuc tenet predicto vicesimo die Octobris terras illas sepibus et fossatis inclusit et sibi in separalitate custodiri fecit et sic adhuc custodit et terras illas ab vsu iconomie et arrure in pasturam animalium conuertit Et tenentur de domino Rege Et valent per annum quadraginta solidos

Eynesham

ET DICUNT quod omnia et singula predicta mesuagia domus et edificia que superius in hac inquisicione per eosdem Iuratores prosterni dicuntur necnon per eosdem Iuratores de et pro ruina et vasto in eisdem Mesuagiis domibus et edificiis permisso facto perpetrato siue habito presentantur ita in decasu ruina et devastatione existunt et quodlibet eorundem existit quod id illorum Mesuagiorum domorum et edificiorum quod superest siue ibidem remanet non sufficit ad manutenciam iconomie et culture que de terris arrabilibus cum Mesuagiis domibus et edificiis illis ocupatis siue dimissis aut que ocupari et dimitti solebant requiruntur et fieri deberent Et Iuratores predicti dicunt quod omnia predicta decasus ruine Mesuagiorum inclusiones terrarum arrabilium et conuercio inde in pasturam animalium ac dimminucio populorum et quamplura alia supradicta per eos superius presentata facta perpetrata et permissa sunt et a die [c] fuerunt contra formam in

[a] Blank in MS. [b] Sic: repeated. [c] Sic.

[1] 'Tylley and Goryng.' I cannot identify Tylley. Neither Tilley nor Goryng is mentioned among the properties of the Abbey.

[2] Miles Salley, Bishop of Llandaff, was Abbot from 1500-16, when he died, and was succeeded by Thomas Chaundeler (Dugd. *Monast.* iii. 2). The manor of Goryng belonged to the Priory there (Dugd. *Monast.* vi. 581).

diuersorum statutorum inde editorum ac[a] regni domini Regis depauperacionem et populi sui dimminucionem ecclesiarum que desolacionem et ad magnum dampnum populi domini Regis in Comitatu predicto et partibus vicinis huic Comitatui commorantis ac in malum et pernisiosum exemplum aliorum consimilibus casubus delinqu[entiu]m[b] se disponentium nisi cicius in hac parte de premissis prouideatur remedium congruum In cuius rei testimonium tam sigilla predictorum Commissionariorum uni parti presentis inquisicionis cum predicto humfrido Elmys primo Iuratorum remanenti quam sigilla predictorum Iuratorum alteri inde parti prefatis Commissionariis per ipsos Iuratores deliberate sunt appensa Datum apud henle predictam in predicto Comitatu Oxonie predicto septimo die Octobris anno regni predicti domini Regis henrici octaui nono predicto.

(Membrane 8) Oxon[ia]

INQUISICIO indentata et primo capta apud Culnam in Comitatu predicto tercio die augusti anno regni Regis henrici octaui nono coram Iohanne Veysy Decano capelle predicti domini Regis andrea Wyndesore Milite et Rogero Wygeston nuper de leicestria Comissionariis predicti domini Regis pretextu literarum patencium ipsius domini Regis eis et duobus eorum confectarum et directarum ad inquirendum per sacramentum proborum et legalium hominum de Comitatu predicto lxiiij tam infra libertatem quam extra que et quot ville quot domus et edificia a festo sancti Mich[aelis archangeli][c] anno regni illustrissimi domini Henrici nuper Regis anglie septimi patris domini Regis nunc quarto prosternuntur et quot et quante terre que tunc in Cultura erant et iam in pasturam conuertuntur necnon quot et quanti parci pro feris nutriendis citra idem festum includuntur et que terre aliquibus parcis vel alicui parco qui tunc fuerint aut fuerit pro elargacione huiusmodi parcorum includuntur et per quos vel per quem vbi quando qualiter et quomodo ac de aliis articulis et circumstanciis premissa qualicumque concernentibus plenius veritatem assignatis per sacramentum Thome lenthall gentilman Galfridi loge gentilman Iohannis Wellys gentilman Ricardi

[a] Sic : apparently for *ad*, or *ad* omitted. [b] MS. *delinqm.* [c] MS. partly illegible.

Grymesby gentilman Iohannis parsons de Milton Iacobi a Deane humfridi Towse Willelmi Buldry Ricardi Turfrey gentilman Roberti payne Iohannis Hastinges gentilman et Willelmi Wodebregge proborum et legalium hominum de predicto Comitatu Oxonie et deinde assensu et requestu Iuratorum predictorum vsque in decimum nonum diem octobris apud henle super thamisem in Comitatu predicto adiornata et tunc ibidem coram prefatis Commissionariis per sacramentum Iuratorum predictorum accepta Qui dicunt super sacramentum suum quod [a] nuper prior Monasterii de Burcester[1] nuper fuit seisitus in dominico suo vt de feodo in iure Monasterii sui predicti de quinque Mesuagiis et ducentis acris [ter]re[c] arrabilis cum pertinenciis in Wrecchewyke in parochia de Burcester in predicto Comitatu Oxonie que terre arrate et seminate cum granis ac cum Mesuagiis illis scilicet cum vnoquoque Mesuagio eorundem Mesuagiorum triginta acre terre arrabilis ad minus tempore cuius contrarii memoria hominum non existit tradite dimisse et ocupate fuerunt et sic inde seisitus idem nuper prior secundo die Marcii anno regni domini henrici nuper Regis anglie septimi quarto Mesuagia illa devastari et prosterni fecit terras que predictas ab vsu iconomie et arrure in pasturam animalium Conuertit et terre ille sic adhuc vtuntur per quod tria aratra ibidem deponuntur et octodecim persone que circa Culturam terrarum illarum ocupabantur et victum laboribus suis inde querebant et habebant ac in Mesuagiis predictis moram traxherunt[d] abinde dolorose recedere[d] vagando et alibi panem querendo recesserunt et sic in ocium perducuntur etc. Et tenementa illa valent per annum decem marcas Et tenentur de domino Rege vt de honore Walingford etc. et Iohannes nunc prior Monasterii predicti modo inde seisitus est in dominico suo vt de feodo in iure eiusdem Monasterii.

Prior de Burcester scr[ibe] r[espondere] de p[ropria] [b] p[ersona]

Et dicunt quod Iohannes Wyllymott decimo die Ianuarii

[a] Blank in MS. [b] MS. *scr̃. r̃. de p̃ p̃.* [c] MS. mutilated. [d] Sic.

[1] The late prior was Thomas Banbury, elected 1486; 'Johannes nunc Prior' was John Coventry, 1510-28 (Dunkin, *Hist. of Bicester*, p. 75). The priors were lords of the manor (White Kennett, *Parochial Antiquities*, Oxford, 1818, i. 391).

anno regni predicti nuper Regis quartodecimo quadraginta acras terre arrabilis quas idem Iohannes tunc tenuit ad firmam pro termino annorum ex dimissione et hereditate Rogeri leukenore Militis Iohanne Danuers vidue et Willelmi Cotesmore tunc et adhuc inde seisitorum in dominico suo vt de feodo in pasturam animalium conuertit et sic hucusque vtuntur terre que ille valent per annum quadraginta solidos Et dicunt quod Robertus Bolt qui de [a] abbate Monasterii de abendon vicesimo die Februarii anno regni predicti nuper Regis decimooctauo [b] vnum Mesuagium et quateruiginti acras terre arrabilis cum pertinenciis apud le vent in parochia de Cuttesdon [1] in Comitatu predicto que terre cum Mesuagio illo ocupari et dimitti a toto tempore de quo non exstat memoria ac arrari et seminari solebant terras illas sepibus et fossatis includi fecit et in pasturam animalium ab vsu Culture conuertit et Mesuagium predictum in totalem ruinam desolacionem et decasum fore et existere permisit et sic permittitur quod iconomia ibidem vt decet de terris illis manutenere non potest tenementa que illa valent per annum quatuor libras et tenentur de domino Rege et abbas de abendon modo inde seisitus existit in dominico suo vt de feodo vt in iure Monasterii sui predicti et ratione predicta vnum aratrum deponitur et quatuor persone mansionibus et ocupacione depriuantur etc. Cotesmor[e] abendon

Et dicunt quod Willelmus Cotesmore armiger tenet in Chesilhampton alias dicta Chessyllyngton duas firmas vnam videlicet vocatam le pasture of Chesyllyngton ad valenciam per annum duodecim libras [c] et aliam ad anuum valorem sex librarum ad vsum heredum Iohannis Wilmott infra etatem viginti et vnius annorum existentium etc.[2] Cotesmore.

[a] Blank in MS. [b] Sic: 'tenuit' omitted. [c] Sic.

[1] Now Cuddesdon. The manor was held by Abingdon Monastery (Dugd. *Monast.* i. 528, 529). This Abbot (Thomas Rowland, 1495–1504) was himself an incloser (*Trans. R.H.S.* 1894, p. 260).

[2] 'Chesilhampton.' The manor was probably held by the family of Camoys (Chamoys), to whom it passed in 1416 (W. Kennett, *Par. Ant.* ii. 235). Murray's handbook erroneously states it to have belonged to Dorchester Abbey at the Dissolution. The Abbey held the Rectory only (Dugd. *Monast.* vi. 324). At the average Oxfordshire rental value per

Et dicunt quod Thomas Danuers Miles nuper fuit seisitus in dominico suo vt de feodo de Centum acris terre arrabilis et ducentis et quadraginta acris pasture cum pertinenciis in Chilworth et Combe [1] in Comitatu predicto et sic inde seisitus duodecimo die Februarii anno regni predicti nuper Regis quartodecimo predictas terras arrabiles sepibus et fossatis inclusit et illas sic teneri fecit et in pasturam animalium conuertit et terre ille sic adhuc vtuntur et terre ille sic incluse valent per annum decem libras et vna medietas tenementorum predictorum tenentur [a] de honore Walingford et altera medietas inde tenentur [a] de hundredo de Bollyngdon [2] et Willelmus Boughton armiger vt Custos sororum et heredum Iohannis Danuers defuncti exitus et proficua inde modo percipit et habet etc.

Danuers in custod[ia]

Boughton

[a] Sic.

acre of mixed arable and pasture in the hands of lay freeholders, viz. 1*s.* 0½*d.* an acre, the rentals returned would indicate the areas of [225] and [112½] acres respectively, and are so tabulated.

[1] Chilworth is a hamlet in the parish of and N.N.E. of Great Milton. The name of Combe yet survives in Combe Wood, about two miles N.N.W. of Chilworth. This has all been entered as inclosure to pasture, for to schedule the 240 acres as simply inclosed would convey the impression that it was arable inclosed for higher farming, which it was not. So at Wylleston (Myxbery) and Dene, pp. 349, 361, *infra*.

[2] 'Tenentur de hundredo de Bollyngdon.' Pedyngton, Elsfeld, Garyngton, &c. (pp. 353, 355, 356, *infra*) are said to be similarly held. Under the heading 'Feudal Tenures in Capite,' Madox says: 'Hundreds, offices &c. might also be holden of the king in chief. . . . In or about the 18th year of King Richard II. John Gernon held the Manour of Esthorp in Essex of the king in chief by the service of one knight's fee and the Hundred of Lexeden in Essex of the king in chief by the service of rendring to the king liij s. iv d. a year, by the hands of the Sherif of Essex for the time being' (*Bar. Angl.* London, 1741, p. 250). 'The Lord of the Hundred had jurisdiction over all the Towns of the Hundred, as well in criminal matters as in civil' (Sir H. Spelman, *English Works*, London, 1723, p. 51). 'Et quant a nos feez, soit enquis . . . et des hundrez, qe deyvent estre tenuz de nous en chef et ne sount mie, coment il ount esté alienez et par queux, et qi les teignent, et puis quel tens, et de lour verraye value par an; et ausi de la verraye value del counté, et cum bien le viscounte nous en rent par an de ferme; et cum bien de hundrez sount en nostre meyn, et cum bien chescun hundred vaut par an, et cum bien les baillifs en rendent a nous, ou a autres' (Britton, ed. F. Nichols, Oxford, 1865, i. 69: ch. xix. *De Dreit le Roi*. The mention here of the fact that Chilworth and Combe are held of the manor of Bollyngdon is

Et dicunt quod Iohannes Wylmott[1] qui vicesimo die Marcii anno regni domini Regis nunc octauo vnum Mesuagium et quadraginta acras terre arrabilis cum pertinenciis in ascott in Comitatu predicto tenuit et adhuc tenet ad firmam ex dimissione Roberti Dormer gentilman et vnde idem Robertus tunc fuit et adhuc existit seisitus in dominico suo vt de feodo et que terre arrate et seminate ac cum Mesuagio illo tradite et ocupate a toto supradicto tempore fuerunt eisdem die et anno terras illas in pasturam animalium conuertit et Mesuagium illud ita devastari et in decasum fieri permisit[2] quod iconomia per edificia domorum Mesuagii illius ibidem prout decet manutenere non potest et tenementa illa valent per annum sex libras Et dicunt quod idem Iohannes Wylmott habet et tenet duas firmas[3] etc.

f[iat] s[ub] p[ena] dormer [lx] iiij[a]

Et dicunt quod Iohannes Wyse Bocher qui quarto die octobris anno regni domini Regis nunc quarto tenuit et adhuc

ii (Membrane 9) Wyse

[a] MS. partly illegible.

perhaps because they were in the parish of Great Milton, which was mostly in the Hundred of Thame (*Census Abstract*, 1831, p. 494).

[1] John Wylmott has already been returned as an incloser of 40 acres at Wrecchewyke, and as an ingrosser at Chesyllyngton or Chesilhampton of approximately [112½] acres. A case heard in the Court of Requests in 1526 or 1527 describes him as 'ffermer of all the said town of Ascott.' This was probably the son of the inclosing John Wylmott, who is referred to *sub* Chesilhampton, p. 341, *supra*. Robert Dormer of West Wycombe appears from this case to have been lord of the manor of Ascott. The case is a complaint of two tenants that they had been evicted for giving evidence before the Dean of the Chapel Royal, Rd. Sampson, and Sir A. Wyndesore at Abingdon *c.* 1526 (MS. R. O. Ct. Req. Mr. Hume's Cal. Bdle 8, No. 256).

[2] *(a)* The average number of inhabitants to a messuage in the case of Oxfordshire farm tenancies of lay land = 5. *(b)* The average number of acres to a messuage in such cases = 44·56, or roughly 44½ acres. These data give between 4 and 5 persons to the 40 acres here. *(c)* The average number of acres per person evicted from land inclosed to pasture in the case of farm tenancies on lay property = 13·6 acres, which would give about 3 persons to the 40 acres. *(d)* The average area per person evicted from the land of lay lords of manors = 6·99, roughly 7 acres, which gives nearly 6 persons to the 40 acres. This is too high, and the weight of probability is in favour of [4] persons evicted, which number is tabulated here.

[3] *I.e.* in addition. The Oxfordshire average of acres to a messuage upon farm tenancies of lay land being 45 (44·56) acres, this gives a total of 40 + 45 + 45 = [130] acres ingrossed.

tenet ad firmam pro termino certorum annorum adhuc durancium ex dimissione sibi facta per Thomam Chebunherst quatuor Mesuagia et ducentas acras terre arrabilis cum pertinenciis in Chebunherst[1] in parochia de Cuttesdon et que terre arrari et seminari et cum Mesuagiis predictis videlicet cum quolibet Mesuagio eorundem Mesuagiorum quadraginta acre terre arrabilis ad minus tradi et ocupari solebant predictis die et anno terras et Mesuagia predicta sepibus et fossatis includi et in separalitate sibi teneri ac Mesuagia illa destrui devastari et prosterni fecit et sic adhuc existunt per quod quatuor aratra deponuntur et sexdecim persone que ibidem in Mesuagiis illis manere et circa Culturam terrarum illarum ocupari solebant abinde recedere cohertentur et in ocium perducuntur et terre ille valent per annum septem libras sex solidos et octo denarios et Willelmus asshebroke in iure Hohanne [a]vxoris sue nuper vxoris predicti Thome Chebenherst illas tenet pro termino vite sue reuercione inde Roberto heredi predicti Thome Chebenherst spectante etc.

Chebunherst

asshbroke f[iat] s[ub] p[ena]

Et dicunt quod Robertus lookyn nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et quadraginta acris terre arrabilis cum pertinenciis in Westwell in Comitatu predicto que terre arrari et seminari et cum Mesuagio predicto tradi et ocupari solebant et sic inde seisitus sexto die Marcii anno regni predicti domini Regis nunc quinto Mesuagium illud devastari et prosterni fecit per quod tres persone mansionibus suis carent et tenementa illa valent per annum viginti solidos.

lokyn f[iat] s[ub] p[ena]

Et dicunt quod Iohannes harrys qui de domino Rege nunc sexto die octobris anno regni sui quarto tenuit vnum Mesuagium et duas virgatas terre continentes in se viginti acras terre cum pertinenciis in Vpton in parochia de Burford in Comitatu predicto Mesuagium illud devastari et destrui fecit per quod quatuor persone a mansionibus suis in eodem Mesuagio expulsi sunt et valent tenementa illa per annum

harrys f[iat] s[ub] p[ena]

lxv

[a] Sic.

[1] Now Chippinghurst. The parish added to distinguish from Chibenhurst, Caversham (Kennett, *Par. Ant.* i. 320).

tresdecim solidos et quatuor denarios et dominus Rex inde seisitus existit in dominico suo vt de feodo etc.

Et dicunt quod Willelmus hegges de Burford Baker qui de predicto domino Rege nunc sexto die octobris dicto anno quarto regni ipsius domini Regis tenuit ad firmam vnum Mesuagium et quatuor virgatas terre arrabilis continentes in se quateruiginti acras terre arrabilis in Burford predicta in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo tradi et ocupari per totum supradictum tempus fuerunt predictis die et a[nno] [a] Mesuagium illud devastari et prosterni fecit [1] et tenementa illa valent per annum triginta et octo solidos et dominus Rex inde seisitus existit in dominico suo vt de feodo. hegges f[iat] s[ub] p[ena]

Et dicunt quod reuerendus in Christo pater Ricardus [2] Wintoniensis Episcopus nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Episcopatus sui predicti de Centum et quinquaginta acris [3] terre arrabilis et seminacioni granorum apte et sic vsitate in Hayley in Comitatu predicto et idem Episcopus sic inde seisitus sexto die Ianuarii anno regni predicti nuper Regis vicesimo secundo Ricardus Marten qui sexaginta et sexdecim acras terre inde arrabilis de predicto Episcopo tunc tenuit ad firmam et septimo die Marcii anno regni eiusdem nuper Regis [b] Ricardus Comyn qui viginti acras terre arrabilis de ipso Episcopo tunc tenuit ad firmam et decimo die Februarii anno regni eiusdem nuper Wynton[iensis] Ep[iscop]us Marten

[a] MS. mutilated. [b] Sic : year omitted.

[1] (*a*) The average number of inhabitants to a messuage in the case of farm tenancies upon lay land in Oxfordshire = 5. (*b*) The average number of acres to a messuage in such cases = 44·56 : roughly, 44½ acres. These data give 9 persons to the 80 acres. (*c*) The average number of acres per person evicted from land inclosed as arable in the case of farm tenancies on lay property = 6·5, which gives, roughly, 12 persons to the 80 acres. (*d*) The average area per person evicted from the property of lay lords of manors = 6·99 (roughly 7 acres), which gives between 11 and 12 persons. It will be safest, therefore, to take [10] as a mean number for the persons evicted here.

[2] *I.e.* Foxe, Bishop of Winchester.

[3] The 150 acres is a round number, the actual sum of the various areas being 154 acres.

Regis quintodecimo Ricardus Dene qui duodecim acras terre arrabilis de eodem Episcopo tunc tenuit ad firmam et vndecimo die Decembris anno regni ipsius nuper Regis vicesimo primo Willelmus hankyns de Coggys qui tunc sexdecim acras [in]de [a] de predicto Episcopo ad firmam tenuit et vicesimo die Maii anno regni domini Regis nunc quarto petrus Vndesdoun gentilman qui triginta acras terre arrabilis de predicto Episcopo similiter tenuit ad firmam separatim sepibus et fossatis terras illas incluserunt et in pasturam animalium Conuerterunt et terris iliis sic adhuc vtuntur per quod quatuor aratra deponuntur et sexdecim persone ocupacione carent terre que ille a quo vel de quibus per dictum Episcopum tene[ntur] [a] Iuratores predicti ignorant Et qualibet [b] acra inde valet per annum duodecim denarios etc.

Mich[aelis]

Et dicunt quod Edwardus Eueryngham tenet duas firmarum tenuras videlicet vnam de domino de hastynges ad valenciam per annum quatuor librarum et aliam de Comite Salopie ad anuum valorem nouem librarum etc.[1]

T[eneatu]r r[espondere] fac[tum] Blount per Tr[e][evethen]f

Et dicunt quod Thomas Blount Miles nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de quateruigin[ti] [a] acris terre arrabilis et Cultui aptis et in seminacione granorum vsitate in astall et astall lye in Comitatu predicto et sic inde seisitus decimo die Marcii anno regni predicti nuper Regis decimo octauo terras illas ab vsu Culture et seminacionis granorum in pasturam brutorum animalium conuertit et illis sic hucusque vsus est et tenet tenementa que illa valent per annum viginti et sex solidos et octo denarios et tenentur de honore Walingford et occasione predicta [vnum] [d] aratrum deponitur et quatuor persone in ocium perducuntur etc.

Et dicunt quod Willelmus Brice qui decimo die Iulii anno

[a] MS. partly illegible.
[b] Sic.
[c] MS. *T℣ ℣ fac̃t Blount per T℣.*
[d] Conjectural : MS. illegible.

[1] Assuming each of the two farms ingrossed to be equally divided into arable and pasture, and applying the total average of 9*d.*, being the Oxfordshire rental per acre of farm tenancies (arable and pasture) held of lay owners, we get 106·6, tabulated as [107] acres, and [240] acres, as the areas of the holdings, of which the rental values were 4*l.* and 9*l.* respectively.

regni domini Regis nunc primo tenuit et adhuc tenet ad firmam tria Mesuagia et [tres] [a] virgatas terre cum pertinenciis qualibet virgata inde viginti acras terre in se continente in Curbrigge in Comitatu predicto de Ricardo Episcopo Wintoniense et terre predicte arrari et seminari et cum Mesuagiis predictis scilicet cum vnoquoque Mesuag[io] [c] eorundem Mesuagiorum illorum viginti acre terre arrabilis inde tradi et ocupari a toto supradicto tempore ocupare [d] solebant Mesuagia illa predictis die et anno devastari et prosterni fecit et sic permanere permittit per quod v[num] [e] aratrum deponitur et sex persone ocupacionibus priuantur et tenementa illa valent per annum sexaginta solidos et predictus Episcopus inde seisitus existit in dominico suo vt de feodo in iu[re] [e] Episcopatus sui predicti et de quo vel de quibus tenementa illa tenentur Iuratores predicti ignorant etc.

Idem Thomas Brice aff[idavit] quod tenementum reparatur Idcirco constitutum est partibus bre[ve] de supers[edeas] [b]

T[eneatu]r r[espondere] oct[aua] Io[annis] s[cribe]

Et dicunt quod Willelmus payn nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et triginta acris terre arrabilis cum pertinenciis in Brodewell in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo locari a toto supradicto tempore solebant et sic seisiti decimo die Marcii anno regni domini Regis nunc sexto predictum Mesuagium in decasum et ruinam et totalem desolacionem fieri permisit quod habitacio ibidem nec vsus iconomie que ibidem debet et solet manutenere [a] nec haberi potest [1] tenementa que illa valent per annum tresdecim solidos et quatuor denarios et ten[entur] [g] de abbate de Cicestria et

Scr[ibe] Payn † [respondere] [c] quindena [f] Michaelis Nan[son]

[a] Conjectural: MS. illegible. [b] MS. *con̄ est ptibz br̄e de sup̄z.* [c] MS. partly illegible. [d] Sic. [e] Conjectural: MS. partly illegible. [f] MS. *xv^a.* [g] MS. *ten̄.*

[1] Here 30 acres are inclosed to pasture by a lay freeholder and a messuage decayed. (*a*) The average number of inhabitants to an Oxfordshire messuage in the case of lay freeholders = 5. (*b*) But the average area to such a messuage = 49·4 acres, approximately 49½ acres. These data give slightly over 3 persons to the 30 acres. (*c*) The average number of acres per person evicted from land inclosed to pasture by lay freeholders = 11·7 acres, which gives between 2 and 3 persons evicted from 30 acres. (*d*) The average area per person evicted from the land of lay freeholders = 10·7 acres, which again gives between 2 and 3 persons for the 30 acres. Perhaps [3] may be taken as the mean number here.

ipse vlterius de domino Rege Et idem abbas nichil occasione predicta de tenementis illis percepit nec adhuc percipit vel habet etc.

Brodewell f[iat] s[ub] p[ena] v[ersus][a]

Et dicunt quod Iohannes Mably vicarius de Brodewell nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et triginta acris terre arrabilis in Brodewell predicta in Comitatu predicto que terre arrari et seminari et cum Mesuagio illo tradi et locari a toto supradicto tempore solebant et sic inde seisitus decimo die Nouembris anno regni predicti domini Regis nunc quarto Mesuagium illud destrui et devastari fecit et sic existere permittit[1] tenementa que illa valent per annum decem solidos etc.

Jef[son]

Et dicunt quod Edmundus[b] Bury gentilman[2] defunctus nuper fuit seisitus in dominico suo vt de feodo de tribus Mesuagiis et quateruiginti acris terre arrabilis in Hampton poyle in Comitatu predicto que terre cum Mesuagiis predictis scilicet cum vnoquoque Mesuagio eorundem Mesuagiorum viginti acre terre inde arrabilis et que arrari et seminari tradi et ocupari solebant et sic seisitus decimo die Februarii anno regni domini Regis nunc secundo terras illas ab vsu seminacionis granorum in pasturam animalium Conuertit et Mesuagia illa devastari et prosterni fecit per quod quatuor aratra deponuntur et duodecim persone ocupacionibus suis priuantur et tenementa illa valent per annum quadraginta solidos et octo denarios et tenentur de domino Rege etc.

iij (Membrane 10)

ET DICUNT quod Willelmus Fermour gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de quadraginta acris terre arrabilis et Cultui vsitate et apte in

[a] MS. *f. s. p. v.* [b] MS. *Edñs.*

[1] Here 30 acres are inclosed as arable by an ecclesiastical freeholder and a messuage decayed. (*a*) The number of inhabitants to a messuage in Oxfordshire on land held by ecclesiastical freeholders – 2 ; but this is based upon only one instance. (*b*) The average area to such a messuage = 35·3 acres. These data give between 1 and 2 persons (1·6) to the 30 acres. (*c*) The average number of acres per person evicted by ecclesiastical freeholders = 8, and this gives between 3 and 4 persons to the 30 acres. Accordingly [3] will represent the mean number here.

[2] Of Brightwell, an agent much employed in business matters by Bishop William Smyth, founder of Brasenose. See Churton's *Life of Bishop Smyth*, p. 229.

Somerton [1] in Comitatu predicto et sic inde seisitus quarto die Ianuarii anno regni domini Regis nunc tercio terras predictas ab vsu Cultus et iconomie in pasturam ouium et aliorum animalium Conuertit et mutauit Et valent per annum quadraginta solidos Et tenentur de domino Rege. Oct[aua] s[an]c[t]i Ioh[ann]is

Et dicunt quod Iohannes arden gentilman qui duodecimo die Februarii anno regni predicti nuper Regis sextodecimo tenuit ad firmam de abbate de Reweley [2] iuxta oxoniam pro termino certorum annorum duo Mesuagia et ducentas acras terre arrabilis et sexaginta acras pasture in Wylleston in parochia de Myxbery in Comitatu predicto que terre arrabiles cum Mesuagiis predictis videlicet cum vtroque Mesuagio Mesuagiorum illorum quadraginta acre terre arrabilis ad minus tradite et ocupate a tempore de quo non exstat memoria hominum non existit [b] fuerunt predictis die et anno Mesuagia terras et pasturam predictam sepibus et fossis inclusit et Mesuagia predicta prosterni et devastari fecit et predictas terras arrabiles [in pasturam] [c] animalium Conuertit et ille sic hucusque tenentur et vtuntur et predictus abbas de Reweley seisitus est in iure Monasterii sui de tenementis predictis in dominico suo vt de feodo tenementa que illa valent per annum xv libras [d] et de quo vel de quibus tenentur Iuratores predicti penitus ignorant etc. Et occasione predicta septem aratra deponuntur et xlij persone a mansionibus suis que in Mesuagiis predictis habitauerunt necnon ab occupacionibus quibus circa Culturam terrarum predictarum habebantur priuantur et ociosi lacrimose abinde recesserunt etc. Rewley T[eneatu]r r[espondere] Oct[aua] Ioh[ann]is Tre[vethen] scr[ibat] [a] lxvj

Et dicunt quod henricus Brothers nuper fuit seisitus in dominico suo vt de feodo de duobus Mesuagiis et sexag[inta] [e] acris terre arrabilis cum pertinenciis in Shelleswell in Comitatu Brothers †

[a] MS. *Trẽ scr.*
[b] Sic.
[c] Conjectural: MS. illegible.
[d] MS. *xvli libras.*
[e] MS. partly illegible.

[1] William Fermour, Clerk of the Crown to Henry VIII., received a moiety of this manor from that king by grant of January 12, 3 H. VIII. (1512). *S. P. Dom.* H. VIII. i. 2055; Dunkin, ii. 94, note. Churton's *Life of Bishop Smyth*, pp. 424, 443.

[2] The Abbot of Rewley was lord of the manor (Dugd. *Monast.* v. 701).

predicto que terre cum Mesuagiis predictis a toto supradicto tempore scilicet cum vnoquoque Mesuagio eorundem Mesuagiorum tradi et ocupari necnon in Culturam et [vsum][a] seminacionis granorum poni solebant et consueuer[un]t[b] et sic inde seisitus tercio die Februarii anno predicti nuper Regis duodecimo Mesuagium predictum[1] ad terram prosterni et devastari fecit et terras predictas ab vsu Cul[ture][c] in pasturam animalium Conuertit et ille sic hucus[que][b] tenentur et vtuntur et tenementa illa valent per annum sexaginta solidos et de quo vel de quibus tenentur Iuratores predicti penitus ignorant

Verney r[espondeat] oct[aua] Ioh[ann]is Tr[evethen] scr[ibat]

Et dicunt quod occasione predicta duo aratra deponuntur et xj persone que ibidem inhabitare et Circa Culturam terrarum predictarum ocupari solebant abinde ociosi redierunt et leonardus Verney gentilman modo iure vxoris [d] sue habet statum predicti Henrici in tenementis predictis et exitus et proficua inde percipit etc.

Priour

Et dicunt quod Thomas Priour nuper de ardeley nuper fuit seisitus in dominico suo vt de feodo de triginta acris terre [arrabilis][a] et arrari annuatim consuete in ardeley in Comitatu predicto et sic inde seisitus decimo die Marcii anno regni predicti nuper Regis vicesimo terras illas sepibus inclusit et in pasturam animalium Conuertit per quod [vnum][a] aratrum deponitur et sex persone Carent ocupacionibus et valent per annum decem solidos Cuius quidem Thome pryour statum in tenementis illis quidam Willelmus Byllyng Wulbyer modo habet et de quo vel de quibus tenentur penitus ignorant etc.[2]

billyng f[iat] s[ub] p[ena]

Et dicunt quod Iohannes Waleys nuper fuit seisitus in dominico suo vt de feodo de triginta acris terre arrabilis cum pertinenciis in Clayour[3] in Comitatu predicto et sic inde seisitus sexto die Februarii Anno regni predicti nuper Regis vicesimo secundo quindecim acras terre ab vsu seminacionis granorum

Waleys [fiat sub][a] p[ena]

[a] Conjectural: MS. illegible. [b] MS. mutilated. [c] MS. partly illegible. [d] Blank in MS.

[1] It is clear, from the circumstance that 11 persons were evicted as well as two ploughs put down, that the words 'messuagium predictum' are used loosely as 'premises,' and that both houses were destroyed.

[2] 'Ardeley.' The incloser was presumably a freeholder.

[3] Now Clare, a hamlet west of Wheatfield.

in pasturam animalium Conuertit per quod due persone ocupacione Carent et ille quindecim acre terre valent per annum quindecim solidos et de quo vel de quibus tenentur Iuratores predicti penitus ignorant et Mariona Belson nuper tenuit terras illas pro termino vite sue etc.

Et dicunt quod [a] Catland qui sexto die Ianuarii anno regni predicti nuper Regis octauo vnum Mesuagium et viginti acras terre arrabilis tunc tenuit ad firmam in Cotnour [1] predicta et que terre cum Mesuagio illo ocupari et tradi per totum dictum tempus solebant dictis die et anno Mesuagium predictum devastari et prosterni fecit et undecim acras terre inde in pasturam animalium Conuertit tenementa que illa valent per annum decem solidos et de quo vel de quibus tenentur Iuratores predicti ignorant etc.

Barowe & al[ii] Whitfeld r[espondere] tres septim[anas]

Et dicunt quod Mauricius Barowe Miles et Iohannes Stretley gentilman nuper fuerunt seisiti in dominico suo vt de feodo de septem Mesuagiis et Centum et sexaginta acris terre arrabilis c[um] [b] pertinenciis in Whytfeld in Comitatu predicto que terre cum Mesuagiis illis scilicet cum quolibet Mesuagio eorundem Mesuagiorum viginti acre terre inde arrabilis tradi et ocupari ac in vsum seminacionis granorum poni a toto tempore de quo memoria hominum non existit solebant predictus que Mauricius totam partem suam tenementorum predictorum prefato Iohanni Stretley apud Whyt-

[a] Blank in MS. [b] MS. partly illegible.

[1] Perhaps Cotmore Walls, a hamlet four or five miles north-east of Wheatfield. Here 11 acres, part of a holding of 20 acres arable, are inclosed to pasture by the farm tenant of a lay freeholder and a messuage decayed. (*a*) The average number of inhabitants to a messuage in the case of farming tenants on lay property in Oxfordshire = 5. (*b*) The average number of acres to a messuage in such a case = 44·56 acres, approximately 49½ acres. These data give slightly over 2 persons to the 20 acres. (*c*) The average number of acres per person evicted from land held by farm tenants from lay owners = 22·8, or approximately 23 acres. This gives the entirely inadequate number of 1 person evicted from the destroyed messuage. (*d*) The average number of acres per person evicted from the property of lay freeholders = 10·7 acres, so that on this basis about 2 persons would be evicted. These data together converge in favour of [2] as the number of evictions here.

feld in Comitatu predicto ante vicesimum diem Marcii anno regni predicti nuper Regis vicesimo tradidit et dimisit virtute Cuius dimissionis idem Iohannes Stretley fuit de parte illa que fuit predicti Mauricii possessionatus et sic inde possessionatus et de . . .[a] residuo tenementorum predictorum seisitus in forma predicta idem Iohannes Stretley predicto vicesimo die Marcii anno vicesimo predicto tenementa illa sepibus et fossatis includi fecit et terras illas ab vsu Culture et iconomie in pasturam animalium conuertit tenementa que illa sic devastata inclusa et in pasturam mutata valent per annum viginti libras et tenentur de domino Rege vt de honore suo Walingford Et occasione illa nouem aratra deponuntur et quinquaginta quatuor persone que in mansionibus predictis manserunt et moram trahere potuerunt & circa Culturam & iconomiam terrarum predictarum ocupate fuerunt vel saltem ocupari potuissent lamentabiliter abinde vagantes et ociosi redierunt et miseram vitam ut supponitur postea duxerunt etc.

F. vj

Thorne f[iat] s[ub] p[ena]

Et dicunt quod Thomas Thorne[1] qui de Nicholao Thorne tenuit et adhuc tenet vnum Mesuagium et triginta acras terre arrabilis cum pertinenciis in Shypelake in Comitatu predicto ex dimissione Nicholai Thorne inde seisiti in dominico suo vt de feodo et que terre cum Mesuagio illo tradi et ocupari solebant secundo die Marcii anno regni predicti [b] Mesuagium illud in decasum fore et sic adhuc existere et devastatum permisit per quod ocupaciones duarum personarum minuuntur et tenementa illa valent per annum quatuordecim solidos etc.

no[t]a de anno

. . .[a] Yong T[eneatu]r r[espondere] oct[aua]

Et dicunt quod Willelmus yong de Streytley gentilman qui sexto die Ianuarii anno regni domini Regis nunc secundo tenuit et adhuc tenet ad firmam de Willelmo hyde vnum Mesuagium et sexdecim acras terre arrabilis cum pertinenciis in Goryng in Comitatu predicto vocatum lady Grove Mesuagium illud dictis die et anno devastari et prosterni fecit[1] et

[a] MS. illegible. [b] Blank in MS.

[1] Collector of lay subsidy for Shypelake in 1515. E. J. Climenson, *History of Shiplake*, London, 1894, p. 173.

[2] Data (*a*) and (*b*) of note on preceding page give something short of 2 persons evicted from the 16 acres. (*c*) The average number of acres per person

sexto die Marcii anno regni predicti domini Regis nunc quarto terras illas in pasturam animalium Conuertit et sepibus includi fecit et sic inclusas adhuc tenet tenementa que illa valent per annum octo solidos et a quo vel de quibus tenentur Iuratores predicti ignorant et predictus Willelmus hyde [1] inde seisitus est in dominico suo vt de feodo etc.

Et dicunt quod Walterus Curzon gentilman qui decimo die Februarii anno regni predicti nuper Regis septimo ex dimissione sibi facta per [a] Ingleton defunctum pro termino certorum annorum adhuc durancium tenuit et adhuc tenet ad firmam ducentas acras terre arrabilis in Waterpery in Comitatu predicto parcellam Manerii de Waterpery in eodem Comitatu et que terre a tempore de quo non exstat memoria arrate et granis seminate fuerunt eisdem die et anno terras illas in pasturam animalium ab vsu culture et seminacionis granorum conuertit et illas sic tenet de Edmundo Foster armigero de Comitatu Suthamton per quod duo aratra deponuntur et duodecim persone que ibidem ocupari circa culturam terrarum illarum exinde ociosi redierunt et tenementa illa valent per annum quinque libras et Iohanna Bradbury vidua ratione custodie [a] filii et heredis predicti [a] Ingleton modo capit et percipit exitus et proficua terrarum predictarum reuercione terrarum illarum post terminum annorum predictorum completum prefato [a] filio et heredi predicti [a] Ingleton spectante etc. (Membrane 11) Bradbury no[t]a

Et dicunt quod [a] prior Monasterii sancte Frediswithe Oxonie nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et viginti et sex acris terre arrabilis cum pertinenciis in pedyngton [2] que terre lxvij Frediswithe Oxon[ie]

[a] Blank in MS.

evicted from land inclosed to pasture by farm tenants of lay property = 13·6 acres, which again gives fewer than 2 persons for this area of 16 acres. (*d*) The average number of acres per person evicted from the property of lay lords of manors = 6·99, or approximately 7 acres. This gives more than 2 persons to the 16 acres. As it is likely that a messuage was inhabited by at least a couple, I adopt [2] as the number evicted here.

[1] See p. 337, *n.* 1, *supra.*

[2] The Prior was William Chedill (1501–13). As Prior he was lord of the manor. For the interesting history of the recovery of this manor by

arrate et seminate et cum Mesuagio illo locate et ocupate a tempore cuius contrarii memoria hominum non existit fuerunt et sic inde seisitus decimo die Marcii anno regni domini Regis nunc quarto Mesuagium predictum prosterni et destrui fecit terras que predictas in pasturam animalium conuertit et sic adhuc existunt per quod vnum aratrum deponitur et sex [a] persone que ibidem habitare solebant et ibidem victum suum lucrare abinde expulse vage existunt valent que tenementa illa per annum decem et octo solidos et tenentur de hundredo de Bullyngton.

Spencer

Et dicunt quod Iohannes Spencer nuper de Garsyngton defunctus nuper fuit seisitus in dominico suo vt de feodo de viginti acris terre arrabilis et annuatim arratis et culture aptis et vsitatis in Garsyngton in Comitatu predicto et sic seisitus decimo septimo die Marcii anno regni dicti nuper Regis octauo terras illas in pasturam animalium conuertit et sic adhuc existunt terre que ille valent per annum sex solidos et octo denarios et tenentur de domino Rege et quidam [b] Saundres gentilman modo percepit inde exitus et proficua etc.

no[t]a

Donnyngton † dauyson scr[ibat]

Et dicunt quod Ricardus Wynter qui de priore et fratribus domus elemosinarie vocate le almeshouse de Donnyngton ad firmam pro termino certorum annorum nuper tenuit et adhuc tenet vnum Mesuagium et triginta acras terre arrabilis cum pertinenciis in yeftley [1] in Comitatu predicto que terre cum Mesuagio predicto locari tradi et ocupari a toto dicto tempore solebant septimo die Iulii anno regni domini Regis nunc quinto Mesuagium predictum destrui devastari et prosterni fecit et sic devastatum adhuc illud tenet tenementa que illa valent per annum xxiiij solidos et tenentur de Rege vt de honore suo Walingford [2] et dicti prior et Fratres inde seisiti

[a] Altered from 'quatuor.' [b] Blank in MS.

the priory in 1359, after an alienation lasting nearly two hundred years, see Dunkin's *Oxfordshire*, ed. 1823, pp. 130-34.

[1] See p. 357, *n.* 1, *infra*.

[2] 'The Baronial seigneury of an Earl or other Great Baron was commonly called an Honor' (T. Madox, *Baronia Anglica*, London, 1741, p. 5). 'The essential and distinguishing property of an Honor vested in the king was to be a Barony escheated' (*ibid.* p. 9). 'An

existunt in dominico suo vt de feodo in iure domus predicte Et ea de causa quatuor persone a mansionibus suis de Mesuagio illo expulsi ab . . .[a] querendum mansionem coacte fuerunt et astricti etc.[b]

Et dicunt quod Willelmus West qui decimo nono die Octobris anno regni predicti nuper Regis duodecimo tenuit ad firmam pro termino annorum de Custode et Scolaribus Collegii vocati Orryall College in Oxonia quadraginta acras terre arrabilis cum pertinenciis in Staunton sancti Iohannis terras illas eisdem die et anno in pasturam conuertit et illas sic tenet terre que ille valent per annum quadraginta solidos et predicti Custos et Scolares inde seisiti sunt in feodo in iure Collegii predicti etc. Orryall College[b] in Oxon[ia]

Et dicunt quod henricus Wylmot qui de Thoma Fultrop gentilman [nuper][c] tenuit et adhuc tenet ad firmam triginta acras terre arrabilis ad valenciam per annum tresdecim solidorum et quatuor denariorum in Elsfeld in Comitatu predicto decimo die Maii anno regni domini Regis nunc oct[auo][a] terras illas ab vsu culture et seminacionis granorum in pasturam animalium conuertit et sic adhuc tenet et custodit terreque ille tenentur de hundredo de Bullyngton et predictus Thomas Fulthrop inde capit exitus et proficua. Fulthrop

Et dicunt quod Willelmus Ovyr qui tenet et a diu

[a] MS. partly illegible. [b] Sic. [c] Conjectural : MS. illegible.

Honor at one time or another must have been the Fee of an Earl or Baron. While it was vested in an Earl it was called an Honor. Afterwards, while it was vested in the Crown by escheat, it was likewise called an Honor. The same if it was vested in the king by right of Wardship. An Honor in the king's hands was an Escheat or Wardship' (*ibid.* p. 11).

The Great Charter mentions this Honor (cap. 31). 'Si quis tenuerit de aliqua eskaeta, sicut de Honore Walingeford[ie] Notinget[amie], Bolon[ie], Lanc[astrie], vel de aliis eskaetis que sunt in manu nostra & sunt Baroniae, et obierit, haeres eius non det aliud relevium, nec faciat nobis aliud servitium quam faceret Baroni, si Baronia illa esset in manu Baronis; & nos eodem modo eam tenebimus quo Baro eam tenuit.' On this see M. Wright, *Introduction to the Law of Tenures*, London, 1830, p. 163. For the relation of such a tenure to tenure in capite see Madox, *ib.* p. 198, and Hargrave and Butler's notes to Coke upon Littleton, i. 108, a, b.

Osney

tenuit ad firmam de abbate Monasterii de Osney vnum Mesuagium et viginti acras[1] terre arrabilis ad valenciam per annum . .[a] cm solidorum in Garsyngton in Comitatu predicto et eciam ibidem vnum Mesuagium et duodecim acras terre arrabilis[1] de Edwardo Redley gentilman ad valenciam sex solidorum et octo denariorum et que terre vt supra modo dimittuntur et tenentur cum Mesuagiis predictis a toto dicto tempore dimittebantur Mesuagia illa sexto die Marcii anno regni predicti nuper Regis vicesimo in decasum et sine habitatoribus in eisdem fore permisit et adhuc permittit per quod Mesuagia illa devastantur et prosternuntur et tenementa illa tenentur de predicto hundredo de Bullyngton Et predictus abbas in iure predicti[2] Monasterii ac predictus Edwardus inde separatim seisiti existunt in dominico suo vt de feodo.

M[emoran]d[um] q[uo]d mesuagium quod Willelmus Ovir tenet de abb[at]e de Osney ad firmam in Garsyngton in infrascr[ipta] Inquis[icione] specificat[um] bene & sufficient[er] de nouo est reedificat[um] prout Will[elmu]s Counser[3] coram d[omi]no Rege in Canc[ellaria] sua sacr[amentu]m restitit corporale[b]

[a] MS. mutilated. [b] In another hand.

[1] Inclosure of 20 acres arable by farm tenant of ecclesiastical freeholder and decay of a messuage. (*a*) The average number of inhabitants to a messuage in the case of farm tenancies upon ecclesiastical land in Oxfordshire = 7. (*b*) The average area to a messuage in such cases = 52·2, roughly 52 acres. These data give between 2 and 3 persons 2·6 to the 20 acres. (*c*) The average number of acres per person evicted by farm tenants of ecclesiastical land = 9·3, which again gives between 2 and 3 persons to the 20 acres. (*d*) The average number of acres per person evicted on the land of ecclesiastical freeholders = 10·6, which gives somewhat less than 2 persons to the 20 acres. As representing the mean number and being in itself more probable, I adopt [2] here.

[1] Inclosure of 12 acres arable by farm tenant of lay freeholder and decay of messuage. Following the reasoning in the case of Cotnour (p. 351, *n.* 1, *supra*), we arrive at a negative result as to evictions. But on the average of 10·7 acres per person evicted from the property of lay freeholders we get between 1 and 2 persons for the 12 acres. A messuage associated with this acreage was, in fact, a cottage, though not so called here. The average number of acres to a cottage on lay land in Oxfordshire is 15¼ acres, and the average number of inhabitants 2. This points to [2], in itself the most probable number, as the number of evictions here.

[2] The Abbot of Osney was a freeholder on a small scale. The 'Redd' messuag' et terr'' belonging here to the Abbey at the Dissolution only amounted to 8*s.* (Dugd. *Monast.* vi. 256).

[3] W. C. was lord of the manor of Clayour and a tenant of the abbot at Fulwell; see pp. 366, 377, *infra*.

Et dicunt quod Thomas Grace et Walterus Morys qui de predictis priore et Fratribus predicte domus elemosinarie sextodecimo die Februarii anno regni domini Regis nunc sexto tenuerunt et adhuc tenent ad firmam ex dimissio[ne][a] per predictos priorem et fratres eis confecta vnum Mesuagium et triginta acras terre arrabilis cum pertinenciis in yeftley[1] in Comitatu predicto que terre cum Mesuagio illo tradi locari et ocupari ac in cultura et iconomia poni per totum predictum tempus solebant predictis die et anno Mesuagium illud prosterni et devastari fecerunt et terras predictas in pasturam animalium conuertit et illis sic hucusque vtuntur tenementa que illa valent per annum viginti et quatuor solidos et tenentur de honore Walingford et illis occasionibus vnum aratrum deponitur et quatuor persone de mansionibus et ocupacionibus suis ibidem expulsi vagantes inde abierunt et predicti prior et Fratres inde seisiti existunt in dominico suo vt de feodo in iure domus predicte etc. Donnyngton] dauyson scr[ibat]

Et dicunt quod Simon polkyn qui decimo die Octobris anno regni predicti nuper Regis vicesimo tenuit et adhuc tenet duo Mesuagia et triginta acras terre arrabilis cum vnoquoque Mesuagio eorundem Mesuagiorum in Denton[2] in Comitatu predicto et vnum eorundem Mesuagiorum quod tunc et adhuc tenuit ex dimissione Iohannis Broun pro termino annorum et vnde idem Iohannes seisitus existit in dominico suo vt de feodo predictis die et anno devastari et in desolacionem fieri permisit et sic adhuc permittit et terre predicte cum Mesuagiis predictis scilicet cum vtroque eorundem Mesuagiorum triginta acre terre tradi et ocupari per totum dictum tempus solebant et vtrumque Mesuagiorum predictorum cum triginta acris terre predictis valent per annum viginti et sex solidos et octo denarios[b] ea occasione quatuor persone imminuuntur. Brown f[iat] s[ub] p[ena] polkyn g. vij

[a] MS. partly illegible. [b] Sic: 'et' omitted.

[1] *I.e.* Ifley, anciently written Gifteley (Kennett, *Par. Ant.* i. 70). The hospital of Donyngton, near Newbury, held the lordship of the manor of Yifteley (Dugd. *Monast.* vi. 715).

[2] 'Denton,' a hamlet in the parish of Cuddesden.

Tewkesbery dauyson scr[ibat]

Et dicunt quod Maria Reydyng que nuper tenuit ad firmam de [a] abbate Monasterii de Tewkesbury [1] vnum Mesuagium et viginti acras terre arrabilis et arrari annuatim consuete ac cum Mesuagio illo vsualiter locate et tradite in Teynton in Comitatu predicto quarto die Marcii anno regni predicti nuper Regis terciodecimo Mesuagium predictum ad terram prosterni et devastari voluntarie permisit ac terras illas ab vsu culture et iconomie in pasturam animalium conuertit et sic adhuc tenet et ea occasione decem persone que ibidem habitare solebant et circa agriculturam et ocupacionem terrarum predictarum ocupati fuerunt abinde recedere coacti fuerunt et in ocium perducuntur et tenementa predicta valent per annum viginti solidos et tenentur de domino Rege et dictus [a] abbas Monasterii de Tewkesbury modo seisitus existit in tenementis illis vt in iure eiusdem Monasterii in dominico suo vt de feodo.

(Membrane 12) Cobham s[cribe] re[spondere] quindena [c] † Michaelis

Et dicunt **quod** Iohannes Broke Miles nuper dominus de Cobham nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et duabus virgatis terre quarum quilibet [b] virgata continet in se quadraginta acras terre arrabilis que cum Mesuagio predicto vsualiter locate ocupate et tradite a tempore supradicto fuerunt in Teynton predicta in Comitatu predicto et sic seisitus existens sexto die Nouembris anno regni predicti nuper Regis Henrici septimi vicesimo secundo Mesuagium predictum ad terram prosterni et devastari voluntarie permisit et ea occasione sex persone que ibidem inhabitare solebant abinde recesserunt et in ocium perducti sunt et tenementa illa valent per annum viginti solidos et tenentur de domino Rege et Thomas Broke Miles nunc dominus Cobham modo habet statum predicti Iohannis nuper domini de Cobham etc.

Et dicunt quod Thomas Clerk qui tenet ad firmam de Thoma andrews et Iohanne Water vnum Mesuagium et duas

[a] Blank in MS. [b] Sic. [c] MS. *xv.*

[1] The Abbot was Richard Cheltenham, 1481–1509 (Dugd. *Monast.* ii. 56). The Abbot at the time of the Inquisition was Henry Beoby, 1509 29 (*ibid.*). The abbots were lords of the manor (*ib.* 86).

virgatas terre arrabilis et arrari annuatim consucte quarum quilibet [a] continet in se quadraginta acras terre que terre arrabiles cum Mesuag[iis] [b] predictis vsualiter ocupate locate et tradite fuerunt in Chadyllyngton in Comitatu predicto et sic possessionatus existens decimo die Nouembris anno regni domini Regis nunc octauo Mesuagium predictum ad terram prosterni et devastari voluntarie permisit ita quod ad Mesuagium illud nec habitacio in eodem sustentacionem [a] iconomie ibidem non manutenetur per quod vnum aratrum deponitur et sex [d] persone que ibidem habitare solebant abinde recesserunt et in ocium perducti sunt et tenementa illa valent per annum triginta solidos et tenentur de domino Rege vt de dvcatu suo lancastrie et predicti Thomas andrews et Iohannes Water modo seisiti existunt in tenementis predictis in dominico suo vt de feodo. lxviij [Breve de] [c] supers[edendo] per mandatum attorn[ati] Regis Andrews & Waters } f[iat]

Et dicunt quod Elias Shepard [1] nuper fuit possessionatus pro termino certorum annorum non [a] dum finitorum de vno Mesuagio cum tribus virgatis terre arrabilis quarum quilibet [a] continet in se quadraginta acras terre que terre cum Mesuagio predicto vsualiter ocupate locate et tradite fuerunt in Chadlyngton predicta in Comitatu predicto et sic inde possessionatus sexto die Nouembris anno regni domini Regis nunc octauo Mesuagium predictum ad terram prosterni et devastari voluntarie permisit terras que predictas aliis tenentibus ibidem a dicto Mesuagio dimisit per quod vnum aratrum deponitur et sex[d] persone que ibidem habitare solebant abinde recesserunt et in o[cium] [e] perducti sunt et tenementa illa valent per annum quadraginta solidos et tenentur de domino Rege ut de decatu [a] suo lancastrie et [f] heres [f] Cheumdye modo in tenementis predictis scisitus existit in dominico suo vt de feodo. Baryngton

Et dicunt quod Willelmus Baryngton Miles nuper fuit et Baryngton no[t]a f

[a] Sic. [b] MS. *Mesuag.* [c] Conjectural: MS. illegible.
[d] Altered from 'quatuor.' [e] Conjectural: MS. mutilated. [f] Blank in MS.

[1] Elias Shepard was himself one of the jury which presented at Henley (see p. 327, *supra*).

r[escribat] Nan[son][a] re[spondere] quindena [b] † Michaelis

adhuc seisitus existit de duobus Mesuagiis et trescentis acris terre arrabilis cum pertinenciis in Churchehull in Comitatu predicto in dominico suo vt de feodo que terre cum Mesuagiis illis videlicet cum quolibet Mesuagio eorundem Mesuagiorum triginta acre terre de terris predictis ad minus tradi ocupari et dimitti ac in vsum iconomie et seminacionis granorum poni solebant et sic inde seisitus sextodecimo die Octobris anno regni predicti domini Regis nunc quarto tenementa illa integra sepibus et fossatis inclusit et includi fecit per quod tria aratra deponuntur et sexdecim persone que in Mesuagiis illis inhabitare ac circa culturam terrarum illarum ocupari et victum suum querere solebant abinde recesserunt et ociosi permanent etc. domus et edificia tamen inde adhuc obseruantur et tenementa illa tempore inclusionis et Conuersionis inde in pasturam valebant per annum quindecim libras et racione eorundum inclusionis et in pasturam mutacionis modo valent per annum quadraginta et vnam libras et tenentur de domino Rege vt Comitatu suo Warrewici.[1]

r[escribat] Nan[son] r[espondere][c] quindena Fermer f[iat] † Mich[ael]is [a]

Et dicunt quod laurencius Fermore gentilman nuper fuit seisitus in dominico suo ut de feodo de vno Mesuagio et quadraginta et quatuor acris terre arrabilis et annuatim arrate et cum Mesuagio illo vsualiter locate et tradite in Chadlyngton est end et sic seisitus existens quarto die Februarii anno

[a] *Nan.* The name of one of the clerks in Chancery. See p. 426, *infra*, and p. 77, *supra*. [b] MS. *xv*.

[c] MS. *r Nan re xv Fermer f † Michis*

[1] This is one of the most remarkable entries in the Inquisition. It affirms on oath that the inclosure and conversion of 300 acres of arable land increased its letting value, notwithstanding the fact that the two messuages were derelict, from 15*l*. to 41*l*. It is true that during the decade 1511-20 the price of wool rose by more than 47 per cent., but this is a rise of 173 per cent.; while if the houses be taken into account and a deduction of 20 per cent. made to represent their letting value before inclosure, the rise is from 12*l*. to 41*l*., or 9½*d*. an acre to 2*s*. 8¾*d*. an acre, or 241·6 per cent. It is impossible not to believe that this is an extreme case, mentioned as such by the commissioners, and due to some exceptional qualities of the pasture. Even so, it goes far to explain the rapid spread of inclosures at this period.

The manor belonged to Bruern Abbey (Dugd. *Monast.* v. 500). See further *sub* Lynam, p. 384, *infra*.

regni predicti nuper Regis secundo Mesuagium predictum devastari et in decasum fore voluntarie permisit et sic adhuc permittit et ea occasione quatuor persone que ibidem inhabitare solebant abinde recesserunt et vagarunt tenementa que illa valent per annum viginti et quatuor solidos et tenentur de domino Rege vt de Comitatu suo Warrewici et predictus laurencius Fermore adhuc seisitus existit in tenementis predictis in dominico suo vt de feodo.

haydok

Et dicunt quod Thomas haydocke qui sexto die Marcii anno regni domini Regis nunc primo tenuit et adhuc tenet ad firmam pro termino certorum annorum de Custode et Scolaribus Collegii vocati Orryall College in Oxonia vnum Capitale Mesuagium et quadraginta acras terre arrabilis et Centum acras pasture in Dene[1] in Comitatu predicto que terre cum Mesuagio illo a toto supradicto tempore tradi et ocupari et in vsu seminacionis granorum poni solebant predictis die et anno Mesuagium predictum ita in desolacionem et ruinam fore et existere permisit ita quod nec habitacio hominum ibidem nec vsus iconomie ibidem manutenetur nec sustentari potest et ea occasione quatuor persone que ibidem habitare solebant abinde recesserunt et tenementa illa valent per annum quadraginta solidos et tenentur de domino Rege vt de Comitatu suo Warrewici et Custos et Scolares predicti de tenementis predictis seisiti existunt in dominico suo vt de feodo in iure Collegii predicti.

Oriall College scr[ibe] de f[ienda][a] r[esponsione] quindena Michaelis

Et dicunt quod Thomas andrewes qui septimo die Iulii anno regni domini Regis nunc quinto tenuit et adhuc tenet ad firmam vnum Mesuagium et quateruiginti acras terre arrabilis vocate Odyngton in Odyngton in Comitatu predicto virtute dimissionis sibi inde ante facte pro termino certorum annorum adhuc non finitorum per Iohannem abbatem Monasterii de Thame in Comitatu predicto que terre cum Mesuagio illo tradi et ocupari ac in vsum iconomie et seminacionis granorum poni consueuerunt a toto tempore de quo

scr[ibe] a ba de Thame f[actum][b] dauyson . . .[c] abbas ob- ligatur per recog- n[itiones]

[a] MS. *scr̃ de f r̃ xv*o *Michis.* [b] MS. *f.* [c] MS. illegible.

[1] 'Dene,' north of Chadlington. The manor of D. still belongs to Oriel College. For the tabulation see note on Chilworth and Combe, p. 342, *supra*.

. . . m[a] recognicio quibusdam . . .[a] vt patet in . . .[a] anno henrici viij xj°

non exstat memoria predictis die et anno Mesuagium predictum devastari et in decasum et ruinam poni fecit et permisit et sic adhuc existere permittit per quod quatuor persone mansionibus ibidem carent tenementa que illa valent per annum Centum solidos et tenentur de domino Rege vt de honore suo Walingford et dicunt quod predictus abbas inde seisitus existit in dominico suo vt de feodo in iure Monasterii sui predicti etc.[1]

Et dicunt quod Willelmus Harryngton qui nuper tenuit ad firmam de Iohanne lyne gentilman pro termino certorum annorum viginti acras terre arrabilis annui valoris sex solidorum et octo denariorum in Fewcotte[2] in Comitatu predicto sexto die Octobris anno regni predicti nuper Regis vicesimo terras illas in pasturam animalium conuertit et ille sic vtuntur et predictus Iohannes lyne inde seisitus existit in dominico suo vt de feodo et exitus et proficua inde percipit et habet et de quo vel de quibus tenentur penitus ignorant.

Et dicunt quod Iohannes Fynse tenet et habet duas firmarum tenuras videlicet vnum Mesuagium cum sexaginta acris terre arrabilis et aliud Mesuagium cum triginta et sex acris terre arrabilis in Stoke in Comitatu predicto per quod quatuor persone habitacionibus ibidem carent etc.[3]

(Membrane 13)

S[cribe][b] Ier[usa]lem Ier[usa]lem

ET DICUNT SUPER SACRAMENTUM SUUM quod Willelmus Bedyll de London armiger tenet ad firmam Manerium de Samford[4] in Comitatu predicto de priore hospitalis sancti Iohannis Iherusalem in anglia cum omnibus aliis villis et hamelettis terris et tenementis predicti prioris in Comitatu

[a] MS. illegible. [b] Conjectural.

[1] 'Odyngton.' The manor was in the family of Poure, though the Abbey of Thame had considerable property here (Dunkin, ii. 111; Dugd. *Monast.* v. 406).

[2] 'Fewcotte,' in the parish of Stoke Lyne. Lyne was perhaps lord of this manor.

[3] These holdings were consolidated, the smaller presumably in the larger. I have therefore entered this as the consolidation of 36 acres and the incidental decay of the messuage, which accounts for the eviction of four persons; also as an ingrossing of 96 (36 + 60) acres.

[4] 'Samford.' Now Sandford.

predicto videlicet Cowley et Cowley lyttilmore horspath Merten Marlak Sybford etc.[1] lxix

[1] This is the most remarkable example of farming on a large scale recorded in the Inquisition of 1517. The accounts for Michaelmas 1539–40 of the possessions of the Knights Hospitallers in Oxfordshire, as returned to the Court of Augmentations, exist in MS. in the Record Office. Reduced to tabular form in the order of this Inquisition, they are as follows: Samford, it should be premised, including, as appears from the *Knights Hospitallers in England* (14th century) (Camden Soc. 1857, p. 191), Littelmor, called in this Inquisition Cowley Lyttilmore. As the Augmentation Office accounts show, it included Temple Cowley and Sybforde, except the demesne lands of the last. Samford or Sandford was the chief residence of a Preceptor and Brethren who had under their management most of the estates in Oxfordshire, Berkshire, Wiltshire, &c., belonging to that order (Dugd. *Monast.* ii. 801). The 'etc.' of the Inquisition appears to be represented by Warpesgrove. Marlak or Merelake is not to be found in the Ordnance Maps. Sybforde is in the Hundred of Bloxham. Other properties, as Claneffeld and Bradewell, returned in the fourteenth century Extent, had evidently been alienated. If this alienation took place in view of Dissolution the area farmed would of course be larger; but the recital of this Inquisition is somewhat adverse to that hypothesis.

Although no mention of a lease is made in the very abbreviated entry of the Inquisition, the accounts of the Augmentation Office show that, as might be expected, the practice of the Hospital was to grant leases for long periods, from twenty-nine to forty years. All the leases were subsequent to 1517, but that for Warpesgrove is only two years later, so that it is not to be assumed that leases were granted in view of Dissolution. I have treated them all, therefore, as leaseholds. Now the Inquisition shows that the rental value of lay leasehold land in Oxfordshire, arable and pasture together, was 7*d.* per acre. It is to be observed that the farmer of Sampford in the Augmentation Office accounts was entitled to a moiety of all fines and escheats. On the other hand, he had to find three chaplains, and these rights and liabilities may perhaps be taken as balancing one another. The total area farmed by this ingrosser may therefore be approximately computed at [6398½] acres, divided as follows:

Manor	Annual Rental £	s.	d.	Acres
Samford	137	16	1	[4725]
Horspath	5	0	0	[171]
Merten (including Marlak)	27	14	7	[951]
Sybforde (demesne lands)	2	16	0	[94½]
Warpesgrove	13	6	8	[457]
	186	13	4	[6398½]

Et Iuratores dicunt quod Thomas Broke nuper de Ewelme in Comitatu Oxonie gentilman tenet ad firmam ducentas acras pasture apud Newnham[1] in Comitatu predicto Et Willelmus Cotesmore armiger tenet[a] ad firmam sexaginta acras pasture vocate Grove lese in parochia de Cuddesdon[2] in Comitatu predicto Et Iohannes andelet gentilman tenet ad firmam ducentas acras pasture in albery[3] in Comitatu predicto que pasture in Ewelme Newnham et Cuddesdon[b] inclusa[c] et in pasturam vsitate ante annum quartum predicti nuper Regis henrici septimi etc.[4]

Et dicunt quod henricus Reynoldes qui nuper fuit seisitus in dominico suo vt de feodo de vno Mesuagio et sexaginta acris terre arrabilis cum pertinenciis in Newnham Courteney in Comitatu predicto que terre arrate et seminati[c] et cum Mesuagio illo locate et ocupate per totum dictum tempus fuerunt sexto die Marcii anno regni predicti nuper Regis vicesimo terras illas in pasturam animalium Conuertit et Mesuagium predictum in decasum fore et existere et fuit[d] devastari et prosterni fecit et adhuc existit[5] tenementa que

[a] 'nuper' originally added, but erased. [b] Altered from 'Halton.'
[c] Sic. [d] Sic: apparently 'et' was intended to follow 'fuit.'

[1] 'Newnham.' The manor belonged to the family of Pollard from 1460 to 1610 (Murray's *Oxfordshire*, ed. 1894, p. 111).

[2] This manor belonged to the Monastery of Abingdon (Dugd. *Monast.* i. 528, 529).

[3] Now Aldbury. The family of Gate perhaps at this time held the manor (Kennett, ii. 414).

[4] These three are examples of returns anterior to the date assigned as the scope of the commission, viz. Michaelmas 1488, though within the retrospective limit of the Act of 1489 (4 H. VII. c. 19); see pp. 58, 291, *supra*. As it is to be presumed that the commissioners confined themselves as closely as possible within this retrospective limit, I have dated the inclosures [1487]. A return in this form suggests that the issue was raised whether these inclosures were or were not within the date, and though the commissioners decided that the weight of evidence was in favour of their being earlier, the point was sufficiently doubtful for them to be included here.

[5] 'Newnham Courteney.' Here 60 ac. are inclosed to pasture by a lay freeholder and a messuage destroyed. Following the reasoning (*a*) and (*b*) in Brodewell (1), p. 348, *supra*, we get slightly over 6 persons evicted on the 60 acres. (*c*) gives something over five persons evicted, while (*d*) gives the same number. I therefore adopt [5] here.

illa valent per annum viginti solidos et tenentur de honore Walyngford Et predictus Henricus Renoldes de terris illis adhuc seisitus existit in forma predicta.

Wenman

ET DICUNT quod Ricardus Weynman de Wytney gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de viginti acris pasture cum pertinenciis in Carsewell in parochia de Wytney [1] et sic inde seisitus decimo die Ianuarii anno regni predicti nuper Regis quintodecimo terras illas in pasturam animalium Conuertit et illas adhuc sic tenet et terre ille valent per annum xiij s. iiij d.

Vndesdon Nan[son] respondere quindena [a] ✠ Michaelis

ET IURATORES DICUNT quod petrus Vndesdon gentilman nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et Centum et viginti acris terre arrabilis cum pertinenciis in parochia de Bresenorton alias dicta Norton Bruyn [2] in Comitatu predicto que terre arrate et seminate et cum Mesuagio illo tradite et sic inde seisitus sexto die Ianuarii anno regni domini Regis nunc primo Mesuagium predictum devastari et prosterni fecit terras que predictas sepibus et fossatis inclusit et in pasturam animalium ab vsu Culture mutauit et ille sic hucusque vtuntur per quod vnum aratrum deponitur et duodecim persone que in Mansione Mesuagii illius habitare et circa Culturam terrarum predictarum occupari solebant inde expulse et eiecte ociosi permanserunt et tenementa illa valent per annum quadraginta solidos et tenentur de honore Walyngford Et Willelmus Smyth Capellanus Cantarie de Chepyng Norton [3] de

Infrascr[iptus] Petrus coram d[omi]no Rege in Cancellar[ia] sua xxv die Aprilis anno r[egni] r[egis] h[enrici] viij[i] xij personaliter consti[tutus] [b] sacr[amentu]m prestitit corporale q[uo]d nichil iuris clamat aut h[ab]et vel vnquam h[ab]uit in t[err]is in Bresenorton . . [b] ista inquisicione specificat[is]

[a] MS. *xv*[a]. [b] MS. partly illegible.

[1] Now Caswell. S.S.W. of Witney.

[2] Now Norton Brize. The place is called in Abp. Whitgift's register, 4 Jul. 1584, 'Norton Bryn alias Bryse Norton' (Kennett, ii. 416). The side note to this entry refers to an affidavit sworn April 25, 1520, whereas the date of the Inquisition is Oct. 7, 1517. See General Introduction, p. 14, *supra*.

The entry makes two contradictory statements as to the ownership at the time of the Inquisition. It looks as though the clerk who drew it up from parchment slips had confounded this with another slip, which concluded with the last paragraph, for the side note shows that the first statement as to ownership is the correct one.

[3] This person is not improbably one of the two nephews of William

tenementis illis seisitus inde existit in dominico suo vt de feodo.

ET DICUNT quod Robertus Rasse qui in quidam[a] molendino inhabitat et illud tenet habet et tenet eciam ad firmam vnum Mesuagium et sex virgatas terre arrabilis et ibidem non manet etc.[1]

ET DICUNT quod alicia pullyn vidua que tenet ad firmam vnum Cotagium et duodecim acras terre arrabilis ad anuum valorem sex solidorum et octo denariorum permittit Cotagium illud in desolacionem et sine habitacionibus in eisdem[a] fore etc.

Counser Osney dauyson scr[ibat]

ET DICUNT quod Willelmus Counser gentilman qui de abbate de Osney[2] decimo die Octobris anno regni domini Regis nunc secundo tenuit et adhuc tenet ad firmam pro termino annorum triginta acras terre arrabilis cum pertinenciis in Fulwell in Comitatu predicto terras illas sepibus inclusit et ab vsu Culture in pasturam animalium conuertit et illis sic vsus est et tenementa illa valent per annum decem solidos Et predictus abbas in iure Monasterii predicti inde seisitus existit

[a] Sic.

Smyth, bishop of Lincoln, both of whom bore the same names as their uncle. This inference is suggested by the fact that the Priory of Coldnorton, which had been bought by Bishop Smyth from the Dean and Chapter of Westminster, to whom it had been given in 1507 by Henry VII. after it had fallen as an escheat to the Crown, owned large property in Chepyng Norton (Dugd. *Monast.* vi. 422), and therefore probably presented to the chantry at that place. The rights of the Priory would have passed into the hands of Bishop Smyth, who, it is known, presented his nephews to several preferments. See Churton's *Life of Bishop Smyth*, pp. 372–387, and *ibid* p. 109, *n.* 2.

[1] I take this to imply the decay of the messuage. The average area of the virgate in the Inquisition for Oxfordshire is, in round numbers, 23 acres.

Inclosure of (138) acres as arable and destruction of a messuage by a farm tenant of the lay lord of the manor. Following the reasoning (*a*) and (*b*) in Burford, p. 345, *n.* 1, *supra*, we get between 15 and 16 persons persons (15·5) evicted here. By (*c*) we get over 21 persons to the 138 acres. By (*d*) over 19 persons. It will be safest, therefore, to take [17] as a mean number in this case.

[2] The Abbot of Osney was lord of the manor (Dugd. *Monast.* vi. 295) See *sub* Garsyngton (2), p. 356, *supra.*

in dominico suo vt de feodo et de quo vel de quibus tenementa illa tenentur Iuratores predicti penitus ignorant etc.

ET DICUNT quod Willelmus aleyn nuper seisitus[1] fuit et adhuc existit de quadraginta acris terre arrabilis et arrari consuete cum pertinenciis in Odyngton in predicto Comitatu Oxonie et sic inde seisitus decimo nono die Nouembris anno regni predicti nuper Regis sextodecimo terras illas sepibus inclusit et in pasturam animalium conuertit et illas sic tenet et valent terre ille per annum viginti solidos etc. aleyn

ET DICUNT quod Willelmus Hardyngton qui sexto die Marcii anno regni domini Regis nunc sexto tenuit et adhuc tenet ad firmam pro termino certorum annorum de Willelmo Fermour gentilman et Ricardo Samwell vnum Mesuagium et quadraginta acras terre arrabilis in hardwik[2] in Comitatu predicto que terre cum Mesuagio illo a toto supradicto tempore tradi et occupari et in vsum seminacionis granorum poni solebant predictis die et anno Mesuagium predictum ita in desolacionem et ruinam fore et existere permiserunt quod nec habitacio hominum[2] ibidem nec vsus iconomie ibidem manutenetur nec sustentari potest et tenementa illa valent per annum quadraginta solidos et de quibus aut de quo tenentur Iuratores predicti ignorant Et predicti Willelmus Fermour fermour Samwell * r[espondeant] quindena [a] Michael s

[a] MS. *xv.*

[1] Though the usual form is curtailed, the word 'seisitus' sufficiently indicates a freeholder (Digby's *Hist. Real Property*, ed. 1892, p. 49). The manors were in the family of Poure and the Cistercian Abbey of Thame (Dunkin's *Oxfordshire*, ii. 111, 117).

[2] There are three Hardwicks in Oxfordshire. The fact that a Fermour held the land, even though as a joint feoffee to uses, points to this as the one N. of Bicester, near Somerton, the seat of that family (see p. 348, *supra*).

[3] (*a*) The average number of inhabitants to a messuage in the case of a leasehold of lay land in Oxfordshire = 6. (*b*) The average number of acres to a messuage in such cases = 50·57, or roughly 50½ acres. These data give 5 (4·7) persons evicted from the 40 acres. (*c*) The average number of acres per person evicted from land inclosed to pasture by lay leaseholders = 9½ (9·5) acres. This gives slightly over 4 persons evicted. (*d*) The average number of acres (10·7) per person evicted from land of lay freeholders gives approximately 4 persons evicted. I adopt [5] as the mean number in this case.

et Ricardus Samwell de tenementis illis seisiti existunt in dominico suo vt de feodo etc.

Champernon

ET DICUNT quod Robertus West nuper de Stokynchurche qui quarto die Februarii anno regni predicti nuper Regis decimo octauo tenuit ad firmam ex dimissione sibi facta per philipum Champernon de Comitatu Deuon gentilman pro termino annorum vnum Mesuagium et triginta acras terre arrabilis in Stokynchurche in Comitatu predicto que terre cum Mesuagio illo tradi et occupari et in vsum seminacionis granorum et Culture a toto supradicto tempore solebant Mesuagium predictum devastari et prosterni ac terras illas ab vsu seminacionis granorum in pasturam animalium conuertit et sic hucusque tenentur per quod vnum aratrum deponitur et sex persone que in Mesuagio illo habitare solebant abinde abierunt Et predictus philipus seisitus existit de tenementis predictis in dominico suo vt de feodo etc.

Et dicunt quod Ricardus alnot qui tenet ad firmam de abbate de Thame vnum Mesuagium et quadraginta acras terre arrabilis cum pertinenciis in Stoke[1] in Comitatu predicto et a diu tenuit terras illas in manibus suis tenet et Mesuagium illud duobus pauperibus masculo et femine tradidit etc.

vij Membrane 14)

ET dicunt quod Iohannes powyn qui vndecimo die Nouembris anno regni predicti nuper Regis vicesimo secundo tenuit et adhuc tenet tres firmarum tenuras duas videlicet inde de abbate Monasterii de abyndon quorum[a] vna que continet in se vnum Mesuagium et triginta acras terre arrabilis valet per annum viginti et sex solidos et octo denarios et alia inde firme tenura continet in se vnum Mesuagium et viginti acras terre arrabilis valet que per annum tresdecim solidos et

[a] Sic.

[1] 'Stoke,' *i.e.* Stoke Talmage, of which the manor apparently belonged to Thame Abbey (Dugd. *Monast.* v. 406).

Forty acres arable inclosed and messuage decayed by the farm tenant of an ecclesiastical lord of manor. Following the reasoning (*a*) and (*b*) in Clyfton, p. 334, *n.* 2, *supra*, we get slightly over five persons (5·3) evicted. By (*c*) we get slightly over 4 persons (4·3) evicted ; and by (*d*) more than 4 persons (4·7) evicted. I adopt [4] as the figure here.

quatuor denarios [1] et Mesuagia illarum duarum firmarum et tenurarum predictis die et anno sine habitatoribus in eisdem voluntarie fecit et illa in desolacionem et ruinam stare permisit et sic existere permittit terras que predictas ab vsu Culture et seminacionis granorum in pasturam animalium mutauit et tenementa illa eodem modo vtuntur per quod vnum aratrum deponitur et sex persone a mansionibus et ocupacionibus suis priuantur et idem abbas in iure Monasterii illius seisitus inde existit in dominico suo vt de feodo et tenementa illa tenentur de hundredo de Bollyngdon.

Et dicunt quod Ricardus Belle qui tenet ad firmam ad terminum annorum ex dimissione Rectoris et societatis Collegii lincolniensis in oxonia vnum Mesuagium et decem acras terre arrabilis et arrari et cum Mesuagio illo locari consuete in yeftley in Comitatu predicto Mesuagium illud destrui fecit et terras illas in pasturam Conuertit per quod vnum aratrum deponitur et quatuor persone de mansionibus et ocupacionibus suis impediuntur tenementa que illa valent per annum decem solidos Et tenentur de hundredo de Bollyngdon.

Et dicunt quod Thomas hynton de Northweston tenet ad firmam vnum Mesuagium et certas terras arrabiles in Tythrop [2] in Comitatu predicto anui valoris sex librarum xiij s. iiij d. et non manet in eodem Mesuagio etc.

Et dicunt quod domina hastynges que seisita existit in dominico suo vt de feodo de vno Mesuagio et viginti acris

[1] The area of the third farm ingrossed is not returned. The average area of an Oxfordshire farm tenancy of lay land = 43·14 acres, and of ecclesiastical land 47·9 acres. It being left uncertain to which of these classes this third holding belonged, it may be estimated at [45] acres. This will give an area ingrossed of 30 + 20 + 45 acres or [95] acres in all.

[2] 'Tythrop,' E.N.E. of Thame, N. of Kingsey. In 1416 and probably at the time of the Inquisition, the manor was in lay hands (Kennett, ii. 235; Cox, p. 423).

Applying the average rental per acre of 6½*d.* in the case of arable inclosed by the farm tenant of a lay owner to the total rental value of 6*l.* 13*s.* 4*d.* we get 246·1 ac. as the area here, tabulated as [246] acres. For the evictions, if we follow the reasoning (*a*) and (*b*) in Clyfton, p. 334, *n.* 2, *supra*, we get 33 persons evicted here. By (*c*) we get more than 26 persons (26·4); by (*d*) we get 30 persons (29·6). I adopt [30] as a mean number here.

terre arrabilis in Cootes[1] in Comitatu predicto que terre cum Mesuagio illo per totum supradictum tempus tradite et ocupate fuerunt vicesimo die Februarii anno regni predicti nuper Regis duodecimo Mesuagium illud devastari et destrui fecit et terras illas in pasturam animalium Conuertit per quod vnum aratrum deponitur et quatuor persone mancionibus [a] et ocupacionibus Carent Et valent tenementa illa per annum viginti solidos Et de quo vel de quibus tenentur penitus ignorant etc.

Et dicunt quod Willelmus Besellys armiger nuper fuit seisitus in dominico suo vt de feodo de duobus Mesuagiis et quinquaginta acris terre arrabilis cum pertinenciis in Graff[t]on[b] in Comitatu predicto[2] que terre arrate et seminate et cum Mesuagiis illis videlicet cum vtroque inde Mesuagio viginti acre terre arrabilis ad minus tradite et ocupate a toto supradicto tempore fuerunt et dictus Willelmus sic inde seisitus existens vicesimo die Februarii anno regni predicti nuper Regis vicesimo secundo Mesuagia predicta prosterni et devastari fecit per quod sex persone mansionibus Carent. Et Ricardus Elyot miles[3] in iure [c] vxoris sue modo de tenementis illis seisitus est in dominico suo vt de feodo Et de quo vel de quibus tenementa illa tenentur Iuratores predicti ignorant Et tenementa illa valent per annum viginti et sex solidos et octo denarios etc.

scr[ibe] per Nan[son] Elyot † r[espondere] quindena [d] Michaelis

Et dicunt quod Willelmus Wynchester qui septimo die octobris anno regni domini Regis nunc primo tenuit et adhuc tenet ad firmam de Thoma Broke Milite domino de Cobham vnum Mesuagium et Centum et viginti acras terre arrabilis et

Cobham per Nan[son] r[espondere] † quindena [d] Michaelis

[a] Sic. [b] MS. mutilated. [c] Blank in MS. [d] MS. *xv.*

[1] 'Cootes.' Probably Cote, a hamlet in the parish of Aston, W. of Shifford, of which the manor belonged to the Abbey of Eynsham (Dugd. *Monast.* iii. 30).

[2] 'Graffton.' A hamlet in the parish of Langford, E.N.E. of Lechlade.

[3] Sir Richard Elyot was appointed Justice of the Common Pleas Apr. 26, 1513 (Foss, v. 158). His wife was Elizabeth, widow of Richard Fettiplace, and daughter and heiress of William Besellys of Besselsleigh. See Jewitt's *Reliquary*, xxiii. 214, n. 3.

arrari annuatim consuete in Swynbroke [1] in Comitatu predicto que terre cum Mesuagio predicto ocupari locari et ad firmam tradi solebant Mesuagium predictum predictis die et anno devastari et prosterni fecit et sic permanere permittit per quod vnum aratrum deponitur et sex persone mansionibus et ocupacionibus priuantur Et tenementa illa valent per annum quinque libras Et tenentur de domino Rege Et predictus Thomas dominus de Cobham seisitus existit in tenementis illis in dominico suo vt de feodo.

Et dicunt quod Edmundus hasilwode nuper fuit possessionatus pro [a] certorum annorum de viginti et quatuor acris terre arrabilis et a tempore de quo non exstat memoria arrari et granis seminari vsualiter consuete in Kedyngton in Comitatu predicto et sic possessionatus vicesimo die marcii anno regni domini Regis nunc sexto terras arrabiles illas ab vsu Culture et iconomie in pasturam animalium conuertit et sic extunc hucusque tenuit et adhuc tenet terre que ille valent per annum octo solidos et de quo tenentur ignorant Et dicunt quod Willelmus Babyngton modo seisitus existit in terris illis in dominico suo vt de feodo. Babyngton

Et dicunt quod Willelmus Slemaker [2] qui decimo die marcii anno regni domini Regis nunc sexto tenuit et adhuc tenet ad firmam de Willelmo Babyngton duo Mesuagia et vnam Carucatam terre arrabilis continentem in se sexaginta acras terre que terre cum Mesuagiis illis videlicet cum vtroque Mesuagio inde triginta acre terre arrabilis inde locate tradite et ocupate fuerunt et solebant per totum tempus predictum in asterley [3] in Comitatu predicto predicta duo Mesuagia dictis die et anno devastari et prosterni voluntarie fecit et permisit per quod vnum aratrum deponitur et quatuor persone que ibidem ocupari et manere solebant abinde recesserunt tenementa que predicta valent per annum xxvj s. viij d. Et de quo vel de quibus tenentur ignorant Et predictus Willelmus Babyngton seisitus est de tenementis illis in dominico suo vt de feodo.

scr[ibat] Babyngton Nan[son] r[espondere] quindena [b] † Michaelis

[a] Sic: 'termino' omitted. [b] MS. *xv.*

[1] This was the seat of the great family of Fettiplace (see Murray's *Oxfordshire*, ed. 1894, p. 194). But the form of this entry seems to show that Lord Cobham also had a manor here.

[2] 'Sheymaker' on p. 330. [3] See p. 330, *n.* 1.

Et dicunt quod [a] C [a] et Robertus lewsham qui tercio die marcii anno regni predicti nuper Regis vicesimo tenuerunt ad firmam tria Mesuagia et ducentas acras terre arrabilis ad anuum valorem quinque marcarum in lytell Rollryght[1] in Comitatu predicto de abbate de Eynsham que terre a tempore de quo non exstat memoria arrari et seminari solebant ac cum Mesuagiis illis videlicet cum quolibet Mesuagio eorundem Mesuagiorum triginta acre terre locate et tradite fuerunt et sic possessionati existentes dictis die et anno Mesuagia predicta ad terram prosterni et devastari permiserunt et sic in ruinam in decasum fore adhuc permittunt terras que predictas ab vsu Culture et iconomie in pasturam animalium Conuerterunt per quod tria aratra deponuntur et sexdecim persone que in mansionibus predictis moram suam trahere solebant ac in terris illis laboribus suis victum adquirere solebant abinde recedere coacti fuerunt et sic in ocium perducte sunt Et dicunt quod idem abbas Monasterii de Eynsham seisitus existit in tenementis predictis vt in iure eiusdem Monasterii in dominico suo vt de feodo et de quo vel de quibus tenentur tenementa illa Iuratores predicti penitus ignorant.

Bruern ~ quindena [b] † mich[ael]is

Et dicunt quod nuper abbas Monasterii de Bruern nuper fuit seisitus in dominico suo vt de feodo in iure eiusdem Monasterii de vno Mesuagio et triginta acris terre arrabilis cum pertinenciis vocate le graunge in Teyngley[2] in Comitatu predicto que terre cum Mesuagio illo tradi et ocupari et ad

[a] Blank in MS. [b] MS. *xv.*

[1] 'Lytell Rollryght.' The Abbot of Eynsham was lord of the manor (Dugd. *Monast.* iii. 32).

[2] 'Teyngley.' In Dugd. *Monast.* v. 497, occurs the following excerpt from the Transcript of 27 H. VIII. in the First Fruits Office:

'Bruern Monasterium in Decanatu de Chepyngnorton.

. . . . . .

Unum pratum ibidem vocat' Tangley Mede, &c. . . . .

Terra dominica in manu domini abbatis existens—nil hic.'

The entry indicates that this inclosure had not been remedied in 1534. The incloser was probably Abbot Robert King, who occurs in 1515 (Dugd. *Monast.* v. 496).

Culturam annuatim poni solebant et que tenementa predictus nuper abbas in manus et possessionem suam propriam Cepit et sic inde seisitus quarto die marcii anno regni domini Regis nunc sexto Mesuagium predictum prosterni et devastari fecit et terras illas ab vsu seminacionis granorum in pasturam animalium Conuertit et sic ille adhuc tenentur [1] Et tenementa illa valent per annum quinque solidos et de quo vel de quibus tenentur Iuratores predicti ignorant etc.

viij (Membrane 15 iiij

ET dicunt quod Thomas prichard qui vicesimo die Februarii anno regni domini Regis nunc septimo tenuit et adhuc tenet ad firmam pro termino certorum annorum adhuc durancium ex dimissione sibi facta per Willelmum Cotesmore armigerum vnum Mesuagium et viginti acras terre arrabilis in Whitchurche in Comitatu predicto que terre cum Mesuagio illo tradi et ocupari et in vsum seminacionis granorum poni a toto supradicto tempore solebant predictis die et anno Mesuagium illud ita in decasum et ruinam fore permisit et adhuc permittit quod vsus iconomie per edificia eiusdem vt decet et solet haberi nec manuteneri non potest quod que predictus Thomas terras illas dictis die et anno sepibus et fossatis includi fecit et illas in pasturam animalium a priori vsu mutauit ac eas sic hucusque tenet tenementa que illa valent per annum decem et octo solidos et tenentur de domino Rege vt de honore suo Walingford et predictus Willelmus Cotesmore modo seisitus existit de tenementis illis in dominico suo vt de feodo etc. per quod vnum aratrum deponitur et sex persone a mansionibus et ocupacionibus que prius ibidem habuerunt modo depriuantur etc.

Cotesmore scr[ibe] r[espondere] quindena [a] † Mich[ael]is dauyson

[a] MS. *xv.*

[1] Inclosure of 30 acres to pasture and decay of messuage by ecclesiastical lord of manor. (*a*) The average number of inhabitants to a messuage upon land in hand of ecclesiastical lords of manors in Oxfordshire = 5. (*b*) The average number of acres to a messuage on such land = 39 (39·2) acres. These data give 3·8, or roughly 4 evictions here. (*c*) The average number of acres per person evicted from such land inclosed to pasture = 9·08. This gives slightly over 3 evictions here. (*d*) The average number of acres per person evicted from land of ecclesiastical lords of manors = 8·3 acres, which gives 3·6 evictions here. I therefore adopt [4] as the mean number.

lxxj Goryng scr[ibe] r[espondere] quindena [b] Michaelis † dauyson

Et dicunt quod [a] priorissa Monasterii de Goryng [1] nuper fuit et adhuc existit seisita in iure Monasterii illius de vno Mesuagio et sexaginta acris terre arrabilis et que arrari et seminari per dictum tempus et cum Mesuagio illo tradi et ocupari solebant in Gatehampton in Comitatu predicto que quidem priorissa sic inde seisita ante vicesimum diem octobris anno regni domini Regis nunc septimo tenementa illa cuidam Thome Martyn apud Gatehampton pro termino annorum adhuc durancium dimisit qui inde per dimissionem illam adhuc possessionatus existit et sic possessionatus predicto vicesimo die octobris dicto anno septimo predicti domini Regis nunc Mesuagium predictum in ruinam et decasum fore permisit et sic stare et existere permittit quod iconomia ibidem et edificiis eiusdem vti et haberi non potest vt deberet et terris illis in pasturam animalium vtitur idem que Thomas aliam firmam habet et tenet [2] per quod et occasionem premissa [c] vnum aratrum deponitur et sex persone a suis mansionibus et ocupacionibus ibidem que prius ibidem habitauerunt modo ibidem habere nequeunt tenementa que illa predicte priorisse valent per annum quinquaginta et sex solidos et octo denarios et tenentur de domino Rege vt de honore suo Walingford etc.

Et dicunt quod Thomas Walys [3] qui nuper tenuit et adhuc tenet pro termino annorum ex dimissione [a] abbatis de Eynesham [4] sexaginta acras terre arrabilis cum pertinenciis

[a] Blank in MS. [b] MS. *xv.* [c] Sic.

[1] 'Priorissa de Goryng.' No list of Prioresses is given in Dugdale, *Monast.* vi. 581. In 1538 no land appears to have been held by the priory in Gatehampton. The manor belonged to the Abbey of Oseney (Dugd. *ibid.* 256). But the recitals here seem to show that part of Gatehampton belonged to Goring Priory and probably was in Goring manor. There was also a lay manor here (Kennett's *Par. Ant.* ii. 320). Cf. p. 337, *n.* 1, *supra.* The incloser here was also returned as incloser of 100 acres here on p. 337, *supra.*

[2] Adopting the reasoning in the case of (Stoke), p. 369, *n.* 1, *supra*, the area ingrossed will be 60 + 45 acres or [105] acres in all.

[3] For the family of Walys, lords of the neighbouring manor of Whitchurch, see Murray's *Oxfordshire* (ed. 1894), p. 129.

[4] This was Miles Salley, bishop of Llandaff 1500-16, who, being elected abbot in 1495, afterwards held this Abbey *in commendam* until

in Goryng in Comitatu predicto vicesimo die Februarii anno regni predicti domini Regis nunc primo terras illas ab vsu Culture et seminacionis granorum in pasturam animalium Conuertit et illas sic hucusque tenet et vtitur per quod vnum aratrum deponitur et occupacio [1] quatuor personarum minuitur ibidem etc. terre valent per annum viginti solidos et tenentur de domino Rege vt de honore suo Walingford et predictus Abbas in iure Monasterii sui predicti inde seisitus existit in dominico suo vt de feodo etc.

Et dicunt quod priorissa Monasterii de goodestowe nuper fuit et adhuc existit seisita in dominico suo vt de feodo de vno Mesuagio et sexdecim acris terre arrabilis et cum Mesuagio predicto tradite et locate in Mynster lovell [2] in Comitatu predicto et sic inde seisitus [b] Mesuagium illud septimo die octobris anno regni predicti nuper Regis vicesimo Mesuagium illud Cadere et prosterni permisit per quod due persone mansionibus suis Carent et tenementa illa nuper tenebantur de domino lovell et modo tenentur de domino Rege etc.

Godstowe scr[ibe] r[espondere] quindena * † Michaelis dauyson

Et dicunt quod Robertus Semeon tenet et habet ad firmam duas firmarum tenuras in perton [3] in Comitatu predicto vnam videlicet de vno Mesuagio et certis terris ad valenciam per annum quadraginta solidorum et aliam videlicet de vno Mesuagio et certis terris ad anuum valorem triginta solidorum [4] que tenementa tenentur de domino Rege.

[a] MS. *xv.* [b] Sic.

his death in 1516 (Dugd. *Monast.* iii. 2). The Abbey does not appear to have held any land in Goring at the Dissolution (*ibid.* 29–32).

[1] 'Occupation,' cf. p. 138, *n.* 1.

[2] The property of the nunnery here was only estimated at 12*s.*, representing a 'messuagium et terre' in the Computus of the Augmentation Office, 1531 (Dugd. *Monast.* iv. 377).

[3] If this was a case of an offence against the proclamation against ingrossing of 1514, either by decaying one or both of the houses or evicting the inhabitants, it is not so explicitly stated (see *Trans. R.H.S.* 1892, p. 173). The ingrosser was probably an ancestor of Elizabeth Simeon, daughter of Edward Simeon of Pyrton and wife of John Hampden (1619). Murray's *Guide to Oxfordshire*, sub Pyrton.

[4] At the average rental value per acre of 9*d.* in the case of farm tenancies of lay land, the first two areas inclosed here are (excluding any estimate for the messuages) [53] and [40] acres respectively.

Et dicunt quod Willelmus yates similiter tenet et possidet ad firmam duas firmarum tenuras in perton predicta in Comitatu predicto vnde vna videlicet vnum Mesuagium et certe terre valent per annum xxx s. et alia inde scilicet vnum Mesuagium et certe terre ad anuum valorem viginti et quinque solidorum [1] quod Mesuagium sine habitacione hominum [2] in eodem ad presens existit etc. et tenementa illa tenentur de domino Rege etc.

f[iat] s[ub] p[ena]

Et dicunt quod Willelmus huls [3] nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et Centum acris terre arrabilis in Crowmershe Gefford in Comitatu predicto que terre cum Mesuagio illo locari et tradi per totum dictum [a] fuerunt et sic seisitus sexto die octobris anno regni domini Regis nunc primo Mesuagium illud sine habitacione hominum in ruina fore et existere permisit et adhuc permittit in quo Mesuagio quatuor persone inhabitauerunt et habitare ibidem possunt etc. et valent per annum sexaginta solidos.

Et dicunt quod abbas Monasterii de Osseney nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii sui predicti de Centum et septem acris terre arrabilis et arrari annuatim consuete in Water Eton [4] in Comitatu predicto et sic inde seisitus sexto die Nouembris

[a] Sic: 'tempus' omitted.

[1] At the average rental value per acre of 6½*d.* in the case of arable inclosed by farm tenants of lay land, these entries are [55] and [46] acres respectively. Applying the reasoning in the case of Ascott, p. 343, *n.* 2, *supra*, to the evictions here, by (*a*) and (*b*) we get 5 persons evicted. The average area of arable per person evicted on land of lay lords of manors = 10·3 acres, which gives 4 evictions. The average number of acres per person evicted on the land of lay lords of manors = 6·99 acres, which gives 6 evictions. I adopt [5] as the mean number here.

[2] 'Sine habitacione hominum.' I have tabulated this as a messuage decayed. A fuller phrase is given in Clayour on the next page.

[3] I can find no indications as to the lordship of this manor. Probably the incloser was William Hulls of Sutton Courtney, in Berkshire (Ashmole's *Antiquities of Berkshire*, p. 332, ed. 1736). Most likely a freeholder, as the recital indicates.

[4] 'Water Eton.' The Abbots of Oseney were lords of the manor (Kennett, ii. 102; Dugd. *Monast.* vi. 256).

anno regni predicti nuper Regis vicesimo quarto terras illas sepibus et fossatis inclusit et illas in pasturam animalium conuertit et illas sic hucusque tenet tenementa que illa valent per annum quinquaginta tres solidos et sex denarios et tenentur de domino Rege etc. L xj

ET dicunt super sacramentum suum quod Iacobus a Deane[1] de Clayour qui decimo die aprilis anno regni domini Regis nunc octauo vnum Mesuagium et quadraginta acras terre arrabilis in Clayour in Comitatu predicto tenuit et adhuc tenet ad firmam de Willelmo Councer gentilman pro termino annorum que terre cum Mesuagio illo tradi et ocupari ac in vsum iconomie et seminacionis granorum poni solebant terras predictas predictis die et anno ab vsu priori in pasturam animalium conuertit et ille sic adhuc vtuntur et Mesuagium predictum ita sine habitacione hominum et in ruinam stare et permanere permisit[2] et adhuc permittit quod vsus iconomie ibidem manutenere non potest vt decet et predictus Willelmus Councer inde seisitus existit in dominico suo vt de feodo et exitus et proficua inde capit et habet tenementa que illa valent per annum quadraginta solidos et tenentur de domino Rege vt de honore Walingford etc. (Membrane 16)

ix

Counser s[c]r[ibe] r[espondere] quindena[a] † Michaelis e[xequatur] Gilez scr[ibat]

Et dicunt quod Galfridus Mortymer qui decimo die Marcii anno regni predicti nuper Regis sextodecimo Centum et sexaginta acras terre arrabilis cum pertinenciis in Clayour in Comitatu predicto tenuit ad firmam de Willelmo Councer gentilman terras illas eisdem die et anno in pasturam ani-

[a] MS. *xv.*

[1] James a Deane was the name of one of the jury (see p. 340, *supra*). For W. Councer, see pp. 356, 366, *supra.*

[2] Inclosure of 40 acres pasture and decay of messuage by leaseholder of lay lord of manor. (*a*) The Oxfordshire average number of inhabitants to a messuage on lay leasehold = 6. (*b*) The average number of acres to a messuage on such land = 50½ (50·57) acres. These data give nearly 5 (4·7) evictions here. (*c*) The average number of acres per person evicted from such land inclosed to pasture = 9·5 acres. This gives slightly over 4 (4·2) evictions here. (*d*) The average number of acres per person evicted from property of lay lords of manor = 7 (6·99) acres, which gives between 5 and 6 (5·7) evictions here. I adopt [5] as the mean number.

malium conuertit per quod vnum aratrum deponitur et quatuor persone ocupacionibus suis carent et tenementa illa valent per annum quatuor libras et tenentur de domino Rege vt de honore suo Walingford etc. Et predictus Willelmus Cowncer inde seisitus existit in dominico suo vt de feodo etc.

Et dicunt quod Ricardus Gode qui decimo die Februarii anno regni predicti [a] tenuit et adhuc tenet ad firmam
Mathewe ex dimissione Reginaldi Mathe[we] [b] pro termino certorum annorum vnum Mesuagium et sexaginta acras terre arrabilis et cum Mesuagio illo per totum dictum tempus ocupate et tradite in Shiplake in Comitatu predicto Mesuagium illud predictis die et anno devastari et in decasum fieri permisit et adhuc permittit per quod quatuor persone mansione carent et tenementa illa valent per annum viginti et sex solidos et octo denarios.

Rychemond Oldeman Et dicunt quod Nicholaus Rychemond et Thomas Oldeman nuper fuerunt et adhuc sunt seisiti in dominico suo vt de feodo de vno Mesuagio vocato Gylmott et quindecim acris terre arrabilis in lachebroke[1] in Comitatu predicto que Ricardus Goden modo tenet et sic seisiti decimo octauo die Ianuarii anno regni predicti nuper Regis vicesimo Mesuagium illud in ruinam et decasum cadere et existere permiserunt[2] et adhuc permittunt terras que illas in pasturam animalium conuerterunt et illas includi fecerunt et sic terre ille adhuc existunt et tenementa illa valent per annum quinque solidos.

f[iat] s[ub] p[ena] harpendon Et dicunt quod dominus Gregorius Rector ecclesie parochialis de harpenden in Comitatu predicto nuper fuit et

[a] Blank in MS. [b] MS. mutilated.

[1] 'Lachebroke.' I cannot positively identify this place, but assume it to be near Lacheford. The inclosers were probably joint freeholders, feoffees to uses.

[2] Inclosure of 15 acres to pasture and decay of messuage on lay freehold. Following the reasoning in Brodewell (1), p. 347, *supra*, we get between 1 and 2 (1·5) persons evicted from the 15 acres. By (*c*) we get slightly over 1 person (1·2) evicted. By (*d*) we get a similar result (1·4). But though this is called a 'messuagium,' the area attached to it is less than that on the average attached to cottages upon lay land in Oxfordshire, viz. 15¼ acres, of which the average number of inhabitants is 2. This points to [2], in itself the most probable number, as the number of the evictions here.

adhuc existit seisitus in dominico suo vt de feodo in iure Rectorie sue predicte de vno Mesuagio et sexaginta acris terre arrabilis cum pertinenciis in harpenden [1] in Comitatu predicto et que terre cum Mesuagio illo a tempore de quo non exstat memoria locari et ocupari ac in vsum culture poni consueuerunt et [2] sic inde seisitus sexto die Marcii anno regni domini Regis nunc sexto Mesuagium predictum devastari et in decasum fieri [a] sub tali forma quod iconomia et vsus inde per edificia ibidem vt decet sustentari non potest tenementa que illa valent per annum sexaginta solidos etc.

Et dicunt quod Willelmus yong de stretley [3] gentilman qui tenet et a diu tenuit de abbate Monasterii de Goryng vnum Mesuagium et sexaginta acras terre arrabilis ad valenciam per annum sexaginta solidos [c] in yppysden in Comitatu predicto et que terre cum Mesuagio illo a tempore de quo non exstat memoria tradi et ocupari et in vsum iconomie poni consueuerunt idem que Willelmus terras illas cum alio Mesuagio ocupat [4] et ocupari fecit et Mesuagium quod tenet de predicto abbate in ruinam et decasum fore et existere permisit [5] et a vicesimo die aprilis anno regni domini Regis

Yong Goryng scr[ibe] r[espondere] quindena [b] † Michaelis dauyson

[a] Sic: 'fecit' omitted. [b] MS. *xv.* [c] Sic.

[1] Now Harpsden, near Henley. Harpeden in Kennett, ii. 4.

[2] Inclosure of 60 acres to pasture and decay of messuage by an ecclesiastical freeholder. (*a*) The number of inhabitants to a messuage on land held in hand by ecclesiastical freeholders is 2; but this is based upon the one instance of Mynster Lovell, where it is associated with 16 acres of arable. These data give the number of 7·5 persons evicted from the 60 acres here. (*b*) The average number of acres per person evicted by ecclesiastical freeholders = 8 acres, which again gives 7·5 persons evicted here. (*c*) The average number of acres per person evicted from ecclesiastical freeholds = 10·6, which gives nearly 6 (5·7) as the number of evictions here. I adopt [6] as the mean in this case.

[3] See pp. 236, 352, *supra*.

[4] The characteristic of a messuage being that it had land attached to it, this implies an ingrossing. Upon the principles set out on p. 369, *n.* 1, *supra*, the area ingrossed will be 60 acres + [45] acres, or [105] acres in all.

[5] Inclosure of 60 acres arable by farm tenant of ecclesiastical freeholder and decay of messuage. Following the reasoning (*a*) and (*b*) in the case of Garsyngton (1), p. 356, *supra*, the number of evictions here = 8. By (*c*) it is between 6 and 7 (6·4); by (*d*) nearly 6 (5·7). I adopt [6] here.

nunc secundo permisit et adhuc permittit tenementa que illa tenentur de domino Rege vt de honore suo Walingford et predictus abbas inde seisitus est in dominico suo vt de feodo in iure Monasterii predicti etc.

Et dicunt quod Nicholaus Beell qui tenet ad terminum vite sue sexaginta acras terre arrabilis cum pertinenciis in lacheford in Comitatu predicto reuercione inde post eius mortem Thome lenthall et heredibus suis spectante . . . .[a] et predictus Nicholaus sic inde seisitus decimo die Iulii anno regni predicti nuper Regis decimo terras illas sepibus inclusit et ab vsu culture et seminacionis granorum in pasturam animalium conuertit et illas sic adhuc tenet tenementa que illa valent per annum quadraginta solidos etc. et tenentur de decano et Capitulo Collegii de Wyndesore.

Et dicunt quod Iohannes Stedeman qui sextodecimo die Iulii anno regni domini Regis nunc octauo tenuit sexdecim acras terre arrabilis in Baldons[1] in Comitatu predicto quas Iohannes house modo tenet predictis die et anno terras illas sepibus includi fecit et in pasturam animalium conuertit et illis sic adhuc vtitur terre que ille valent per annum sex solidos et octo denarios etc. per quod quatuor persone
Feyremore ocupacione ibidem carent et Thomas Feyremare[2] inde modo seisitus existit in dominico suo vt de feodo etc.

Et dicunt quod Willelmus Newman de Coggys qui decimo die Ianuarii anno regni predicti nuper Regis sextodecimo tenuit ad firmam pro termino certorum annorum viginti acras terre arrabilis in Coggys in Comitatu predicto et vnde Dux Norffolcie tunc fuit et adhuc existit seisitus in dominico suo vt de feodo illas eisdem die et anno in pasturam animalium conuertit et eas sic hucusque tenet et terre ille valent per annum decem solidos et de quo vel de quibus tenentur Iuratores predicti penitus ignorant etc.

[a] MS. mutilated.

[1] *I.e.* Toot Baldon, Baldon in the Row, and March Baldon, S.E. of Oxford.

[2] For Thomas Feyremore or Fermor, nephew and heir of William Fermour of Somerton (p. 348, *supra*), see Dunkin, ii. 94, note.

Et dicunt quod Ricardus Waymman Wolbyer [1] de Witnam nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et duabus virgatis terre continentibus in se triginta acras terre cum pertinenciis in Gyldon [2] in Comitatu predicto que terre cum Mesuagio illo tradi et ocupari a toto supradicto tempore arrari et seminari solebant et sic inde seisitus sexto die Ianuarii anno regni domini Regis nunc primo Mesuagium predictum in decasum et ruinam fieri fecit et sic adhuc permanere permittit per quod iconomia que ibidem in domibus eiusdem Mesuagii sustentare [b] deberet ibidem habere nec fieri potest et tenementa illa valent per annum viginti solidos et ea de causa quatuor persone mansionibus suis carent etc. [fiat sub][a] p[ena] Wenman

Et dicunt quod sextodecimo die Marcii anno regni predicti nuper Regis decimo Robertus Harecourt Miles tunc seisitus existens de triginta acris terre arrabilis in Stavnton harecourt in dominico suo vt de feodo terras illas ibidem imparcauit et pro feris in eodem nutriendis illas inclusit et sic adhuc imparcantur et Simon harecourt Miles qui statum predicti Roberti in terris illis modo habet vnam acram terre sue ibidem decimo die Octobris anno regni domini Regis nunc Septimo illam similiter includi fecit et imparcauit et sic illam tenet imparcatam pro feris nutriendis valent que terre ille per annum quindecim solidos. M. xij [hareco]urt [a]

ET dicunt quod hunfridus [a] Elmys nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de vno Mesuagio et quateruiginti acris terre arrabilis cum pertinenciis in Doynysdon [3] que terre cum Mesuagio illo a toto dicto tempore ocupate et tradite fuerunt et arrari consueuerunt et sic seisitus vicesimo die Februarii anno regni predicti domini Regis nunc septimo terras illas ab vsu culture in pasturam animalium conuertit et illis sic vsus est et permittit Mesuagium predictum sine habitacione hominum fieri per (Membrane 17) Elmys f[iat] s[ub] p[ena]

[a] MS. partly illegible. [b] Sic.

[1] Described as 'gentilman' on p. 365. A man of wealth, assessed to a loan to the king of 100*l.* in 1522. S. P. Dom. H. VIII. iii. p. 1049. Cf. Churton, *Life of Sir R. Sutton*, p. 443, *n.* m. 'Witnam' probably by mistake for Witney.

[2] Gilton Hill is two miles N.W. of Watlington, about nine miles from Wittenham. [3] Now Dunsden, in the parish of Sonning.

quod vnum aratrum deponitur et sex persone que in Mesuagio illo moram habere poterunt[a] ibidem habitaciones non habent tenementa que illa valent per annum quadraginta solidos etc.

Knollys f[iat] s[ub] p[ena] lxxiij

Et dicunt quod Robertus Knollys armiger qui de domino Rege tenet et a diu tenuit pro termino vite sue Manerium de Retherfeld grey[1] cum pertinenciis in Comitatu Oxonie ex dimissione ipsius domini Regis vicesimo die Septembris anno regni eiusdem domini Regis septimo cepit in manus suas vnum Mesuagium et quateruiginti acras terre arrabilis cum pertinenciis in Retherfeld Grey parcellam Manerii predicti que terre cum Mesuagio illo tradi et ocupari ac seminari per totum dictum tempus solebant et in Mesuagio predicto balliuum suum inhabitare fecit vbi antea decem persone inhabitarunt terras que predictas cum alio Mesuagio ocupari fecit[2] tenementa que illa valent per annum xlviij s. viij d. et idem Robertus Knollys vnum Mesuagium et triginta acras terre arrabilis in Re[ther]feld[b] predicta parcellam Manerii predicti cum Mesuagio illo quibusdam Roberto Baret et Thome Spryngold dimisit qui domum predictam absque habitacione hominum in eadem permittunt terras que predictas c[um ali]is[a] Mesuagiis ocupant[3] et in Mesuagio illo quinque persone inhabitare solebant Et valent tenementa illa per annum quinque solidos etc.

Stonour scr[ibe] r[espondere] quindena[c] Mich[ael]is † dauyson

Et dicunt quod Thomas Stonour armiger nuper fuit et adhuc existit seisitus in dominico suo vt de feodo de duobus Mesuagiis et triginta et octo acris terre arrabilis in Retherfeld pypard in Comitatu predicto que terre cum Mesuagiis illis

[a] Sic. [b] Conjectural: MS. mutilated. [c] MS. *xv*.

[1] Now Rotherfield Greys. The eviction of the inhabitants and substitution of a bailiff amounted to a decay within the prohibition. The next is a case of sub-letting, a unique instance in this Inquisition.

[2] Adopting the reasoning in the case of (Stoke), p. 369, *n.* 1, *supra*, the area of the other farm would be [45] acres and the area ingrossed 80 acres + [45] acres or [125] acres in all.

[3] Here at least two other tenancies are in the same hands. Adopting the reasoning in the case of (Stoke), p. 369, *n.* 1, *supra*, the areas of these two farms will be each [45] acres, and the area ingrossed 30 acres + [45] acres + [45] acres, or 120 acres in all.

tradi et ocupari solebant et sic inde seisitus vicesimo die aprilis anno regni domini Regis nunc octauo cum et de terris illis parcum suum apud Retherfeld pypard elargauit et illas terras parco illo [a] in Rethefeld [a] pypard annexit et palis et fossis pro feris nutriendis includit [a] et illas sic hucusque tenet per quod Mesuagia predicta sine terris cum eis locatis aut traditis tanquam cotagia remanent tenementa que illa valent per annum sex solidos et octo denarios et tenentur de domino Rege vt de honore suo Walingford.

Et dicunt quod Iohannes aisshefeld gentilman tenet et habet duas firmarum tenuras videlicet vnum Mesuagium et certas terras in Dunthorp [1] ad valenciam per annum [b] Et aliud Mesuagium et certas terras in magna Rolryght [2] que valent per annum [b] et permittit inde edificia in talem desolacionem et ruinam fore quod iconomia per [a] edificia et domos eorundem quod substant ibidem non sufficiunt [a] manutenere non potest et sexdecim persone mansionibus suis que ibidem habere potuerunt modo habitacione carent [3] etc.

Et quod sexto die Marcii anno regni predicti nuper Regis vicesimo secundo quoddam Monasterium de Coldnorton in Coldnorton in Comitatu predicto et quadraginta acre terre arrabilis in Coldnorton predicta ad monasterium illud pertinentes dissolutum fuit et postea scilicet sextodecimo die

[a] Sic. [b] Blank in MS.

[1] The hamlet of Dunthorp, which is in the parish of Heythrop, adjoins Magna Rolryght. The manor of Dunthorp was held by the Abbey of Bruern (Dugd. *Monast.* v. 500).

[2] For Magna Rolryght see p. 335, *supra*.

[3] (*a*) The Oxfordshire average area per person evicted by farm tenants of ecclesiastical land converted to pasture = 7·9 acres. This would give 126 acres for the whole area in these two cases. (*b*) The average area per person evicted from the estates of ecclesiastical lords of manors = 8·3 acres, which gives 133 acres here. (*c*) The average area to a messuage in the case of farm tenancies on ecclesiastical land = 52·2 acres; but (*d*) the average number of inhabitants to a messuage in such cases only = 7, instead of 8 as implied in each of the two cases here. These last data, (*c*) and (*d*), give nearly 60 acres to each case, a total of 120 acres. I therefore adopt [126] acres as a mean number for the total area of the two, equally divided between them.

no[t]a Empson in Coldnorton scr[ibe] r[espondere] tres septim[anas]

Iunij anno supradicto Ricardus Empson Miles in Monasterium et terras illas intrauit et inde fuit seisitus in dominico suo vt de feodo[1] et sic inde seisitus Monasterium illud et domus et edificia eorundem in decasum et ruinam fore permisit et que sic adhuc existunt ita quod iconomia que ibidem manutenere [a] solet et debet vlterius manutenere [a] non potest per quod vnum aratrum deponitur et viginti persone habitacionibus et ocupacionibus depriuantur et tenementa illa valent per annum quadraginta marcas et Manaster [a] et Solares [a] hospicii siue domus de Barasenose [a] in Oxonia tenementa illa modo habent et tenent in proprios vsus eis et successoribus suis imperpetuum Et de quo vel de quibus tenementa illa tenentur Iuratores predicti ignorant etc.

Et dicunt quod petrus persons alias dictus petrus Tanner tenet et habet et possessionatus existit de duabus firmarum tenuris videlicet vnum Mesuagium [a] et certis terris in lynam in Comitatu predicto de Ricardo Bekyngham[2] que valent per annum sex libras tresdecim solidos et quatuor denarios et aliud Mesuagium et certas terras in Chirchehill in Comitatu predicto de Willelmo Barantyne Milite[3] ad valenciam per annum duodecim librarum et non tenet hospitalitatem in predictis [a] Mesuagio in lynam et Mesuagium illud et edificia eiusdem in ruinam et decasum fore permittit quod iconomia ibidem vt decet et solet habere [a] nec sustentare [a] potest per quod sex persone a mansionibus suis ibidem impediuntur et tene-

Bekyngham scr[ibe] r[espondere] quindena [b]. † Mich[ael]is dauyson

[a] Sic. [b] MS. *xv.*

[1] According to Dugd. *Monast.* vi. 420, the part which Empson played in these transactions was simply that of Escheator to the Crown, and the land was given in the following year (23 H. VII.) to the Dean and Chapter of St. Stephen's, Westminster, from whom it was bought by William Smyth, Bishop of Lincoln, co-founder of Brasenose, and presented in 1513 to that College (Churton's *Life of Bishop Smyth*, Oxford, 1800, pp. 294, 303). Cold Norton was formerly a place of some importance, but only the name of the Priory survives (*ibid.* 306).

[2] Richard Bekyngham of Pudlecot, adjacent to Lynam, probably lord of the manor (Visitation of Oxfordshire, 1574, *Harl. Soc.* v. 156).

[3] Sir William Barantyne has already appeared as Sir William Baryngton in the same place (p. 360, *supra*). Although he was a large landowner here, the manor belonged to Bruern Abbey (Dugd. *Monast.* v. 500).

menta illa tenentur de domino Rege vt de Comitatu Warrewici[1] etc.

Et dicunt quod Nicholaus Broun tenet et per quatuor annos elapsos tenuit tres separales firmarum tenuras[2] in the Feld[3] infra hundredum de Chadlyngton in Comitatu predicto videlicet inde vnum Mesuagium et triginta acras terre arrabilis que cum Mesuagio illo locari et ocupari per totum dictum tempus solebant ad valenciam per annum sexdecim solidorum et inde possessionatus fuit pro termino certorum annorum et sic possessionatus decimo die Ianuarii anno regni domini Regis nunc quinto Mesuagium illud sine habitacione hominum remanere et existere et ita in decasum fore quod iconomia ibidem prout solet et debet manutenere[a] non potest per quod vnum aratrum deponitur et quatuor persone mansionibus suis carent et tenentur tenementa predicta de domino Rege vt de Comitatu Warrewici et abbas Monasterii de Bruer seisitus existit de tenementis illis in dominico suo vt de feodo in iure Monasterii predicti etc. Bruer †

Et dicunt quod Iohannes Tayllour tenet et a diu tenuit vnum Mesuagium et viginti acras terre arrabilis et arrari consuete et cum Mesuagio illo tradite et locate in the feld Taylour xiij [scribe] b r[espondere] quindena c Mich[ael]is dauyson

[a] Sic. [b] Conjectural: MS. mutilated. [c] MS. *xv*.

[1] At the average rental per acre of pasture on lay holdings in Oxfordshire, the area at Lynam represented by the rental value of 6*l*. 13*s*. 4*d*. per annum would be [156] acres; that at Chirchehill, representing the rental value of 12*l*. per annum, would be [281] acres.

The entry indicates the conversion of the area at Lynam into pasture and its consolidation with that at Chirchehill, the two places being some two to three miles apart.

[2] The Oxfordshire average area of a farm tenancy of ecclesiastical land = 48 (47·9) acres. This gives an area of 30 acres + [48] acres + [48] acres ingrossed, or [126] acres in all.

[3] This appears in the Valor Ecclesiasticus of 1534 for the Abbey of Bruern as 'Felde Decanatus eiusdem,' the last word referring to 'Shypton subter Whichwood Decanatus' preceding. Its place in the list between Lyneham and Shorthamton indicates its position on the map. It is noticeable that whereas in the valuation of 1534 its rental is returned, under five tenancies, as 4*l*. 0*s*. 11*d*., in that of the Augmentation Office for 1538 it is 2*l*. 5*s*. (Dugd. *Monast.* v. 498, 500). Qu. whether this discloses a grant of beneficial leases in view of the Dissolution.

predicta et vnde predictus Ricardus[a] Taillour seisitus est in dominico suo vt de feodo sic predictus Iohannes inde possessionatus pro termino annorum et aliam firmam[1] eciam tenendam et habendam sexto die Iulii anno regni predicti domini Regis nunc quinto et sic hucusque predictum Mesuagium sine habitacione hominum fecit et sic adhuc permittit terras que predictas in pasturam animalium conuertit per quod vnum aratrum deponitur et quatuor persone laboribus et mansionibus carent et tenementa illa valent per annum quindecim solidos et tenentur de domino Rege vt de Comitatu Warrewici.

xj (Membrane 18)

No[t]a abbas de Rugheley

Yarneton r[espondere] tres septim[anas]

ET DICUNT quod abbas Monasterii de Rugheley alias dicti Monasterii de Rowle nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii predicti de sex Mesuagiis quatuor Cotagiis ducentis et triginta acris terre arrabilis in yarneton[2] in Comitatu predicto que terre arrari et seminari cum Mesuagiis predictis videlicet cum vnoquoque Mesuagio predictorum sex Mesuagiorum viginta[a] et quinque acre terre [a]rrabilis[b] de terris predictis a tempore de quo non lxxiiij exstat memoria tradi et ocupari solebant et sic inde seisitus decimonono die Ianuarii anno regni domini Regis nunc quarto tenementa predicta sepibus et fossatis claudi et includi fecit xxiiij terras que predictas in pasturam animalium Conuertit et illas sic tenet Mesuagia et Cotagia predicta desolata primo sine habitacionibus in eisdem deinde illa in ruinam et decasum existere quod iconomia in domibus et edificiis eorundem nec in eorum aliquo vt debet et solet haberi nec manuteneri potest per quod nouem aratra deponuntur et triginta et sex persone habitacionibus et occupacione carent et ociosi vagunt[a] et existunt tenementa que illa valent per annum nouem libras

[a] Sic. [b] MS. mutilated.

[1] The Oxfordshire average area of a farm tenancy of lay land = 43 (43·1) acres. This gives an area of 20 acres + [43] acres ingrossed, or [63] acres in all.

[2] The ancient name of this place was Erdyngton, under which it appears in Dugdale as a manor of Rewley Abbey (*Monast.* vi. 701). See also Murray's *Handbook to Oxfordshire*, ed. 1894, p. 179.

et sex solidos et octo denarios et tenentur de domino Rege vt de honore suo Walingford etc.

Et dicunt quod [a] prior Monasterii sancte Frediswithe in Oxonia [1] nuper fuit et adhuc existit seisitus in dominico suo vt de feodo in iure Monasterii sui predicti de tribus Mesuagiis et Centum acris terre arrabilis cum pertinenciis in Byndeshey [2] in Comitatu predicto que terre arrari et seminari necnon cum Mesuagiis predictis scilicet cum vnoquoque Mesuagio Mesuagiorum predictorum viginti et quinque acre terre tradite et ocupate a tempore de quo non exstat memoria fuerunt et sic inde seisitus vicesimo die Februarii anno regni domini Regis nunc quarto tenementa predicta sepibus et fossatis includi fecit et terras predictas in pasturam animalium ab vsu iconomie conuertit et illas sic hucusque tenet et Mesuagia predicta in talem ruinam et decasum fore permisit et adhuc permittit quod iconomia cum domibus et edificiis ibidem modo superastantibus[a] et existentibus que de terris illis manuteneri et sustentari deberet ibidem fieri non potest per quod tria aratra ibidem deponuntur et quindecim persone que nuper ibidem habitauerunt et ociosam et miseram vitam extunc duxerunt et sic vitam suam finierunt [c] Et tenementa illa tenentur de domino Rege et valent per annum tresdecim libras sex solidos et quatuor denarios etc.

Frediswithe Oxon[ie] scr[ibe] r[espondere] quindena [b] † Mich[ael]is dauyson

Et dicunt quod omnia et singula predicta Mesuagia domus et edificia que superius in hac inquisicione per eosdem Iuratores prosterni dicuntur necnon per eosdem Iuratores et pro ruina et vasto in eisdem Mesuagiis domibus et edificiis permissis factis perpetratis siue habitis presentantur ita in

[a] Blank in MS. [b] MS. *xv.* [c] Sic: apodosis omitted.

[1] The Prior was probably John Burton, then sub-prior, whose election as Prior was confirmed Apr. 8, 1513 (Dugd. *Monast.* ii. 13 The Priory held the manor. As this entry gives two conflicting areas, I have adopted the first, viz. 100 acres, without attempting to apportion the respective holdings of the three messuages, it being apparent from the entry that they were of approximately equal extent.

[2] 'Byndeshey.' Now Binsey.

decasu ruina et devastatione[a] existunt et quodlibet eorundem existit quod id illorum Mesuagiorum domorum et edificiorum quod superest siue remanet non sufficit ad manutenenciam iconomie et culture que de terris arrabilibus cum Mesuagiis domibus et edificiis illis ocupatis siue dimissis aut que ocupari et dimitti solebant requiruntur et fieri deberent nec quod iconomi in domibus et edificiis illis pro cultura et iconomia ibidem vtendis conuent[er][b] moram ibidem habere nequiunt.[c]

Et Iuratores predicti dicunt quod omnia predicta decasus ruine Mesuagiorum inclusiones terrarum arrabilium et conuercio inde in pasturam animalium ac diminicio[c] populorum et quamplurima alia supradicta per eos superius presentata facta perpetrata et permissa sunt et a diu fuerunt contra formam diuersorum statutorum inde editorum ac regni domini Regis depauperacionem et populi sui diminucionem ecclesiarum que desolacionem et ad magnum dampnum populi domini Regis in Comitatu predicto et partibus vicinis huic Comitatui commorantis ac in malum et pernisiosum exemplum in consimilibus casubus delinq[entiu]m[d] se disponentium nisi cicius in hac parte de premissis prouideatur remedium congruum.

In Cuius rei testimonium tam Sigilla predictorum commissionariorum vni parti presentis inquisicionis cum predicto Thoma lenthall primo Iuratorum predictorum remanenti quam Sigilla predictorum Iuratorum alteri inde parti prefatis Commissionariis per ipsos Iuratores deliberate presentibus sunt appensa Data apud Henle predictam predicto decimo nono die Octobris anno regni Regis Henrici octaui nono supradicto.[1]

[a] MS. *devastat.* [b] Sic : MS. *conuent* for *conuenienter.* [c] Sic. [d] MS. *delinqm.*

[1] The conclusion shows that some of these presentments were made at an adjourned meeting on October 19, 1517, the first meeting having been on October 7. The foreman of the second does not appear to have been upon the first jury (cf. p. 319, *supra*).

END OF THE FIRST VOLUME

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